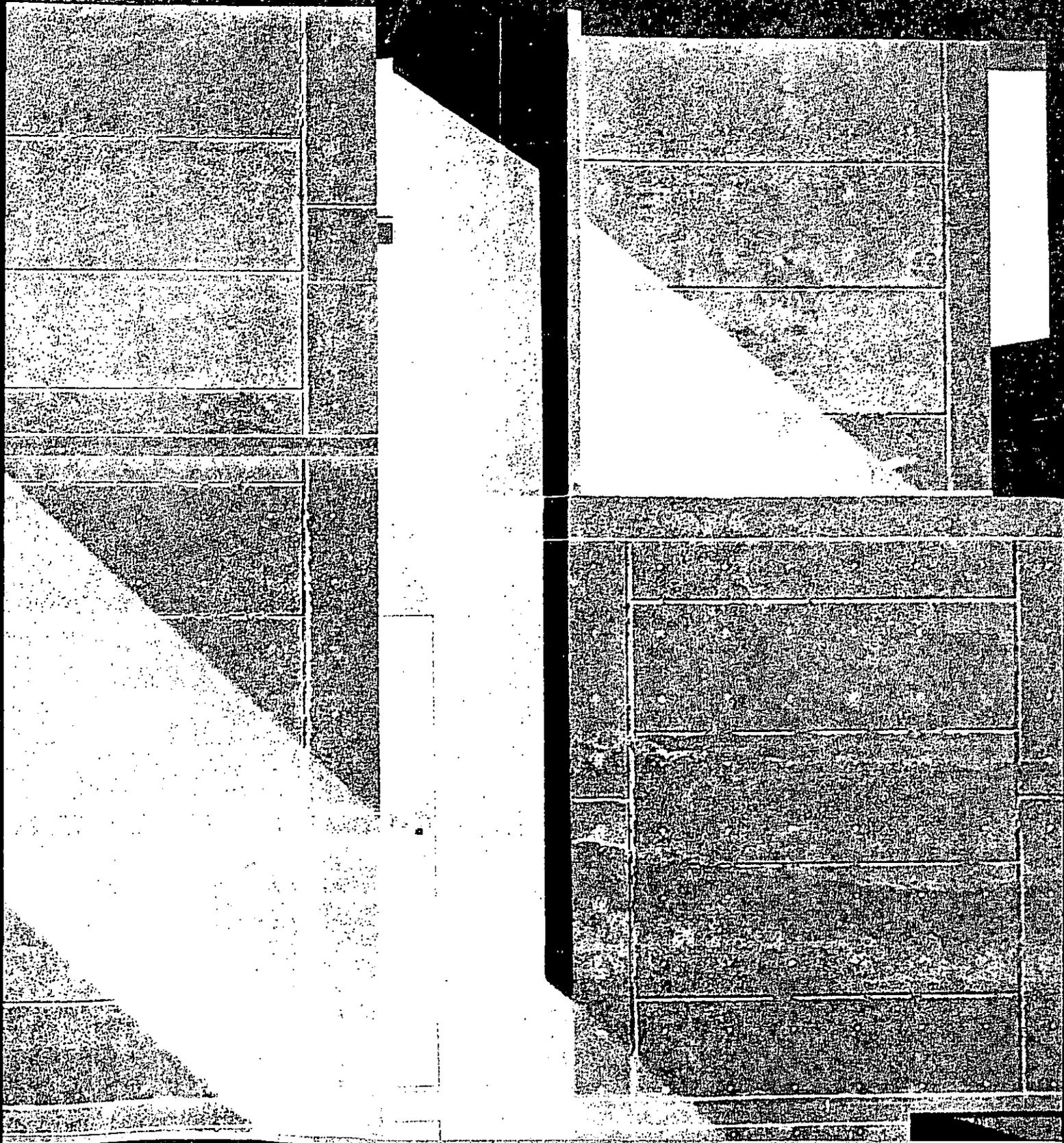


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The Salk Institute for Biological Studies
Coastal Development Permit / Site Development Permit

La Jolla, California

January 19th, 2007

Revised June 27th, 2008

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1. INTRODUCTION

The Salk Institute for Biological Studies was founded in 1963 by Dr. Jonas Salk and The March of Dimes. Dr. Salk and Architect Louis I. Kahn set forth the internationally-renowned architecture and planning of the site, which was donated under a referendum in 1959 by the people of San Diego, California.

The 1961 Master Plan by Louis I. Kahn was inspired by Dr. Jonas Salk's concept of a scientific institution that recognized the forthcoming ethical dilemma posed by recent discoveries in biology. In his 1959 book, *The Two Cultures and the Scientific Revolution*, C.P. Snow argued that *scientists and humanists know little, if anything, about the other and that communication is difficult, if not impossible, between them*. In response, Dr. Salk proposed that the new Institute for Biological Studies be a center of world-class science and a setting where scientists and humanists could learn to understand one another. He envisioned three main components to the Master Plan: the Laboratories, the Meeting Center, and the Quarters for Visiting Fellows.

Over the next four decades, the main components of the Kahn-Salk Master Plan (Laboratories and the East Building with Conference Center) have been completed in response to the establishment of the Institute as a premier basic science research center. During this time, significant advancements in science, research methodologies and community growth have created a demand for additional facilities to accommodate new technologies and research programs at the Institute.

Concurrent with the internationally recognized achievements in Science, the Institute has received worldwide Architectural acclaim. The original building and Court, which was completed in 1965, was designated Historic Site Number 304 by the City of San Diego Historical Site Board's Resolution Number R-910-2272 in 1991. In 2005, the State of California's Historic Resource Commission supported the National Register nomination petition finding that the entire parcel is historically significant. This petition is being revised as directed by the State Historic Resource Commission and will then be forwarded to the Keeper of the National Register for its determination that the site is eligible for listing on the National Register. In 1992, the Institute received the American Institute of Architects' "25-Year Award". In 2002, the Institute was featured in "Structures of Our Time: 31 Buildings That Changed Modern Life".

The Campus Master Plan that embodies these Design Guidelines and the related discretionary permits, including the amendment to the existing Conditional Use Permit and the Coastal Development Permit as well as the new Site Development Permit (collectively, Development Permits), is the first and only update since the 1961 Plan. The circumstances that informed the original plan have changed dramatically in the intervening decades. The property boundary was adjusted by the City in 1985, with the City acquiring 2.5 acres from the west end of the south peninsula, and giving the Institute 2.5 acres along the south edge of the north peninsula. Internally, space for scientific research relies heavily on sharing expensive equipment, the ratio of lab to support space has changed from 1:1 to 1:2, and researchers are collaborating strategically across disciplines. Externally, the Institute was originally built as a self-supporting oasis. Today, it is surrounded primarily by the University of California, with whom it has a strong relationship. Residential development occurs along the South edge of the property.

This Development Permit application provides a means by which the balance of the build-out of the Salk Institute property can be managed. These Design Guidelines and the Site Drawings have been prepared in accordance with the San Diego Land Development Code and the University Community Plan. The intent is to outline future project requirements to meet stated

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planning goals and be compatible with the adjacent surroundings. Included are guidelines for the preparation and submittal of detailed plans for review and approval by the City of San Diego for grading and building permit applications for all future development on the property.

A Vesting Tentative Map which proposes to subdivide the existing single parcel of land into four new parcels is included in the Development Permit application for the Master Plan. This subdivision is intended to facilitate financing for the phased buildout of the various building projects in the Master Plan. The historic designation of the property by the City, State and Federal agencies shall apply to all new parcels created by the subdivision of the property.

In addition, a deviation from the 30 foot height limit in the RS-1-7 residential zone [SDMC Table 131-04D, and SDMC 131.0444(b)] is included for the Salk Community Center building. This building, and all others proposed in the Master Plan will comply with the City's Coastal Height Limit overlay zone requirements (SDMC 132.0505).

These Design Guidelines are intended to guide and regulate all future development on the Institute's property. Development of the proposed Torrey East Building and Underground Parking, North Lawn Core Facility and Equipment Shops will be consistent with these Design Guidelines and the information reflected on the Coastal Development Permit/Site Development Drawings. The development of the Greenhouses, the Salk Community Center and the Underground Parking will be consistent with the design criteria included in these Design Guidelines and will be subject to further review through the City's Substantial Conformance Review process.

Development of the project is also subject to review by the City's Historic Resource Board (HRB). The HRB is responsible for determining a projects consistency with the Secretary of Interiors Standards for Rehabilitation (Department of Interior regulations, 36 CFR 67). These standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Secretary of Interior Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility

Rehabilitation Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Rehabilitation Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Rehabilitation Standard 3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Rehabilitation Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

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Rehabilitation Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Rehabilitation Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Rehabilitation Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Rehabilitation Standard 8: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Rehabilitation Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Rehabilitation Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Campus Master Plan Goals and Proposed Facilities

The Campus Master Plan update will allow the Institute to respond to the changing needs of science and plan for the scientific and support facilities that are needed to attract the top scientists of the world.

The goals of the Campus Master Plan update are to provide the following:

- Modest growth of 15% of research programs, laboratory space and related staff
- Flexible facilities to house emerging technologies and specialized equipment
- Centralized facilities on campus to house all Institute support departments and personnel
- Additional and improved support services for Institute staff
- Campus-wide improvements to the physical environment
- Preservation and enhancement of the site's remaining undeveloped natural resources once the Campus Master Plan build-out is completed
- Protect and preserve the architecturally significant buildings and historically significant site features.

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- Removal of all temporary buildings

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Proposed development in the Campus Master Plan update includes:

- Core Facility to house specialized equipment, Mechanical Room, and Equipment
- Shops to house current facilities in temporary buildings
- Salk Community Center housing administration, meeting rooms, dining facilities, storage, etc.
- Torrey East Laboratory Building
- Greenhouse Facility
- Underground Parking (majority)

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2. PRIOR CITY APPROVALS

In 1961, Jonas Salk and Louis Kahn obtained the City of San Diego's approval of Conditional Use Permit 3841 for the construction of several buildings and features on the property. Since that initial approval, the City has approved several amendments to CUP 3841, and in 1991, approved Coastal Development Permit 90-1140 as an amendment to CUP 3841. CDP 90-1140 allowed the Institute to build the East Building complex and required the Institute to provide one parking space per 500 square feet of gross building space.

In 1986, the City Planning Commission approved the University Community Plan prepared by the City of San Diego Planning Department and the University Community Planning Group. The Plan was adopted by the San Diego City Council on July 7, 1987.

Facilities which have been approved and constructed include the North and South wings of the original building, the East Building (North and South wings), the West Buildings, the Accessory Building and the South Lawn Animal Facility.

A summary of the prior City approvals affecting the Salk Institute property is presented below:

Community Plan Density

The University Community Plan allocates 500,000 s.f. for Scientific Research building space to Salk's 26.34 gross acre property. (Table 3, titled Land Use and Development Intensity)

CUP-3841, 3-3-61

Allows for development of the Institute's property in general conformance to uses shown on Exhibit A including:

1. Meeting center on northwest corner of property consists of meeting rooms, library, dining, recreation, Director's and guest quarters.
2. Research and study area consisting of medical research laboratories, studies, library and administrative buildings located in the central portion of the property.
3. Residential Quarters for Visiting Fellows in the southwest corner of the site.
4. Areas reserved for future development on the balance of the property.
5. Various parking areas totaling 1 space per employee located throughout the site.
6. Building heights limited to 393 City datum.

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Amendment to CUP 3841, dated 9-13-61

Extended time to commence construction to March 13, 1962.

Amendment to CUP 3841, dated 8-15-62

Amended building heights to allow buildings to be built up to elevation 420 City datum.

Amendment to CUP 3841, dated 7-17-63

Extended time to complete initial phase of development.

Amendment to CUP 3841, dated 5-19-65

Required landscape plan submitted to Planning Director prior to occupancy.

CUP 85-0589 (Amendment to CUP 3841) dated 11-08-85

Effectuates a land exchange between the City of San Diego and the Salk Institute. All other Conditions of Approval for CUP 3841 remain intact.

Coastal Development Permit (CDP)/Hillside Review/CUP 90-1140 (Amendment to CUP 3841) dated 5-30-91.

Approves a 113,565 s.f. East Building.

Requires an additional 160 parking spaces (ratio of 1 space per 500 s.f. building area specified).

References Exhibit A dated 5-30-91.

Substantial Conformance Review (SCR) dated May 8, 1998.

Approves construction of underground South Lawn Animal Facility and confirms 580 parking spaces required at 1 space/500 s.f. (Sheet 2 of 3) and that basement square footage does not affect F.A.R.

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3. THE INSTITUTE TODAY

Boundaries

The south side of the property is bordered by a residential development and the private Salk Institute Road; the west side is bordered by city-owned open space; the east side is bordered by North Torrey Pines Road; and the north side of the property is bound by Torrey Pines Scenic Drive.

Existing Buildings

The Institute is housed in three physical spaces: several temporary buildings to the west of the original building, the original building completed in 1965 and expanded to house research facilities in 1978 and 2001, and the East Building completed in 1995. These spaces total 289,818 gross square feet. Once the temporary buildings are removed, the total of existing gross floor area on site will total 260,818. (Reference Gross Square Footage Inventory on page 2 of this section).

Parking

A total of 604 surface parking spaces are currently provided on campus. This number exceeds the minimum requirement under CDP 90-1140 (Amendment to CUP 3841) dated 5-30-91 (1 space per 500 square feet of building area = 580 spaces).

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GROSS SQUARE FOOTAGE INVENTORY

EXISTING	Gross Floor Area:
NORTH BUILDING (1)	73,000 s.f.
SOUTH BUILDING (1)	85,000 s.f.
EAST BUILDING (NORTH AND SOUTH WINGS) (1)	102,800 s.f.
WEST BUILDING (1)	20,000 s.f.
ACCESSORY BUILDING (1)	9,000 s.f.
SOUTH LAWN ANIMAL FACILITY(2)	0 s.f.
Total:	289,800 s.f.
EXISTING BUILDINGS TO BE DEMOLISHED	
WEST BUILDINGS (17)	20,000 s.f.
ACCESSORY BUILDING (17)	9,000 s.f.
NET TOTAL EXISTING BUILDING GROSS FLOOR AREA:	260,800 s.f.
Existing Parking	604 spaces
Parking Required (1)	580 spaces
PROPOSED	Gross Floor Area:
NORTH LAWN CORE FACILITY (3), (7)	0 s.f.
EQUIPMENT SHOPS AND MECHANICAL ROOM (3), (7)	0 s.f.
-	0 s.f.
-	0 s.f.
TORREY EAST LABORATORY BUILDING (NORTH AND SOUTH WINGS) (5), (7)	94,200 s.f.
SALK COMMUNITY CENTER (5), (6), (7), (8), (9), (10)	117,000 s.f.
NORTH PENINSULA UNDERGROUND PARKING (3), (5), (7)	0 s.f.
NORTH PENINSULA UNDERGROUND PARKING ELEVATOR CORES (3), (7)	0 s.f.
GREENHOUSES	4,000 s.f.
Total:	215,200 s.f.
TOTAL PROPOSED GROSS FLOOR AREA:	476,000 s.f.
Proposed Parking (Underground) (1), (12), (15), (16) North Peninsula Underground Parking Structure Torrey East Underground Parking Structure	578 (75 carpool spaces) 486 (75 carpool spaces) Total: 1,064 spaces (21 accessible, 3 of these are van accessible)
Existing Parking (Surface) (1)	22 spaces (2 accessible, 2 of these are van accessible)
TOTAL PARKING PROVIDED:	1,086 spaces
Parking Required (1), (17)	1,046 spaces
Proposed Bicycle Parking (13)	25 spaces (existing)
Proposed Motorcycle Parking (14)	39 spaces

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General Note:

The square footages of the proposed buildings and uses within each building listed in this table are provided to illustrate an example of how the project could be built out to the 500,000 square foot of scientific research density. Building square footages may vary, and respective use of each building may vary depending on the Institute's needs, however the 500,000 square foot total will not be exceeded.

Footnotes:

- (1)** Per CDP 90 -1140 (Amended CUP 3841). 290,000 SF @ 1SP/500SF=580 Parking Spaces
- (2)** Per City of San Diego Municipal Code Sections 101.0101.25 and 101.0101.68* as noted on Animal Facility Substantial Conformance Review, dated May 8, 1998. (*References updated in recent LDC published editions).
- (3)** Per LDC, Section 113.0234.
- (4)** Not used.
- (5)** Per City of San Diego Municipal Code Sections 113.0261, Underground Parking Structures and Basements.
- (6)** Per City of San Diego Municipal Code Sections 113.0231, Determining Proposed Grade
- (7)** Per City of San Diego Municipal Code Sections 113.0234, Calculating Gross Floor Area
- (8)** Per City of San Diego Municipal Code Sections 113.0228, Determining Existing Grade
- (9)** Per City of San Diego Municipal Code Sections 113.0270, Measuring Structure Height
- (10)** Per City of San Diego Building Newsletter 2-2, January 1996, Determination of Building Height, Proposition "D"
- (11)** Per City of San Diego Municipal Code, Chapter 14 General Regulations - Article 2: General Development Regulations; Division 5: Parking Regulations
- (12)** Per City of San Diego Municipal Code Section 142.0530 (d), Carpool Spaces
- (13)** Per City of San Diego Municipal Code Section 142.0530 (e), Bicycle Facilities
- (14)** Per City of San Diego Municipal Code Section 142.0530 (g), Motorcycle Parking
- (15)** Per California Disabled Accessibility Guidebook Section 1129.B.1 (5) (a), Number of Standard Accessible parking spaces
- (16)** Per California Disabled Accessibility Guidebook Section 1129.B.4.2 (5) (b), Number of Van Accessible parking spaces
- (17)** Temporary buildings to be demolished.
- (18)** Not used.

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4. PROPOSED ARCHITECTURAL BUILD-OUT

The University Community Plan allocates 500,000 square feet of Scientific Research use to the 26.34 acre Salk Institute property (Table 3, Land Use and Development Intensity). This site is located in the Coastal Zone and Coastal Height Limit Overlay Zone, resulting in a maximum permitted building height of 30 feet for all buildings as determined based on current Uniform Building code provisions and City s Coastal Height Overlay Zone provisions.

A. NORTH LAWN CORE FACILITY, MECHANICAL ROOM AND EQUIPMENT SHOPS

The Institute is committed to maintaining its leadership in Research. This leadership will be realized through increased support of current and evolving scientific research programs by providing access to technology in centralized, flexible facilities housing emerging technologies and specialized equipment. Equipment currently housed in the temporary buildings at other specialized laboratory spaces will be centralized and relocated to these facilities.

The North Lawn Core Facility is planned under the North Lawn, concurrent with the location reserved by Exhibit A in CUP 90-1140. The facility is designed in a manner similar to the underground South Lawn Animal Facility completed in 2001 and as such will not contribute to gross area calculation. It will include a series of lightwells on the north side of the existing walkway. The scale of these will resemble the existing light wells along the existing North Laboratory Tower and will bring natural light to the lower level. Their materiality, however, will be differentiated from that of the existing planters in order to comply with the Secretary of Interior Standards for Rehabilitation. As proposed, the Lawn above will continue as a recreation area for the Institute, thereby maximizing the view of the North Laboratory Tower from Torrey Pines Scenic Drive.

The Equipment Shops are planned underground and adjacent to the Mechanical Room east of the North Lawn Core Facility. This area will provide sufficient space to house a variety of maintenance equipment, supplies, tools and workshop area, currently housed in temporary buildings. A lightwell will provide natural light to the work spaces as well as access for delivery of oversize equipment.

An underground Mechanical Room will serve the Core Facility and Equipment Shops. The central location of this mechanical room allows for an efficient and discreet layout of air intake and exhaust ductwork for both facilities. First, air intake will be provided via the western proposed light well. Second, air exhaust will be routed underground connecting with the existing mechanical shaft of the North Laboratory Tower. Screening for the vertical run of ductwork will be provided as an exact replica of the existing screening at the South Laboratory Tower. (Refer to Design Guidelines, Section 5).

B. TORREY EAST BUILDING AND UNDERGROUND PARKING

The Institute conducted a space allocation survey in 2004 and concluded that the laboratory space at the Institute is currently operating at 200% of the capacity planned in the original master plan. There is a critical need to expand the laboratory facilities to provide for adequate research as funding becomes available.

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The Torrey East Laboratory Building is planned furthest east on the property, between the East Building and Torrey Pines Road. Future development on this site is identified on Exhibit A in CDP 90-1140 dated 5-30-91. A primary, landscaped driveway access for vehicular and pedestrian traffic will remain between North Torrey Pines Road and Salk Institute Road and two levels of underground parking are planned. Planting will surround the perimeter of the building, including the parking ramps and loading dock area.

The physical character of the Torrey East Building will be defined by a challenge to reinvent a "timeless architecture" through the exploration of new and available technologies. Its program will include two levels of research and support spaces, meeting places, a main entrance to the Institute, and access to below-grade parking.

The ground level of the building will include a central, reception area in a double-height atrium space. Views to the existing Court will be facilitated by a full-height glass enclosure facing west. Areas north and south of the entry/reception area will be organized as open plan laboratory and office spaces, with shared, cored areas along the central spine.

C. SALK COMMUNITY CENTER AND NORTH PENINSULA UNDERGROUND PARKING

The Institute is committed to creating and maintaining supportive services and social opportunities. Centralization on campus of all operational and administrative support departments, including those currently off-campus, will result in a more efficient operational environment and foster the interactive relationships of staff with the affairs of the Institute, which is characteristic of the Institute.

The Salk Community Center realizes the vision originally studied by Louis I. Kahn and Dr. Salk. As such, it will be a building that will occupy the western, buildable area of the north peninsula. It will provide offices for Institute administration, dining facilities and other support activities. Exhibit A of CDP 90-1140, dated 5-30-91 identifies a project on this site.

The Center will be oriented to take advantage of views towards the adjacent open spaces, MHPA and the coast. The building's street facades shall be designed to provide interest along the public streetscape of Torrey Pines Scenic Drive.

A three-level, underground parking structure will be provided to meet parking requirements. This structure will include light wells along the perimeter in order to provide natural daylight and ventilation to all levels. Vertical circulation will be provided at appropriate distances apart, in the form of an open staircase and elevator shafts.

The top deck of the parking structure is planned as a landscaped area in order to mitigate heat island effects and to allow for appropriate treatment of storm water. A pleasant pedestrian path is designed as a link between the existing laboratory building towards the Center, along the edge of the north peninsula.

The architectural character of the buildings will reference the Architectural Design Guidelines (Section V of this document).

D. GREENHOUSES

The Institute conducts research in greenhouses that are currently located in the North Peninsula. Several new greenhouses are planned in the area south of the South Wing of the East Building. The architectural character of the buildings will reference the Architectural Design Guidelines (Section V of this document). In general, these greenhouses will be stand-alone, one-story buildings constructed with clear-stained wood framing and siding. Fenestration for these structures shall include clear glazing and the size of these shall be finalized in coordination with the projected research requirements.

E. CAMPUS-WIDE IMPROVEMENTS

An essential aspect of fulfilling the Goals of the Campus Master Plan is a commitment to add to and complete the physical and environmental development of the Institute site, which includes the following objectives:

Remove all temporary structures: The removal of temporary buildings is critical to maintaining the Institute's architectural excellence for which, with its scientific reputation, the Institute is world-renowned. Relocation of existing functions in the temporary buildings will occur following completion of the North Lawn Core Facility and Equipment Shops.

Continue application of the adopted Salk Signage Master Plan: The Salk Institute Signage Master Plan has been effective in avoiding a proliferation of arbitrary and uncoordinated graphic design, referred to by Salk as "architectural graffiti." Refer to Section 10 of the Design Guidelines.

Replace surface parking with underground structures: Parking structures with discrete vertical profiles shall be planned concurrent with any new development. They will account for the Institute's anticipated parking needs.

Develop architectural character: Future campus development must reference the internationally recognized architecture represented by the original building, while permitting flexibility in interpretation of the Design Guidelines of the Campus Master Plan. The architectural guidelines defined in the Design Guidelines shall comply with the Secretary of Interior Standards for Historic Resources listed in Section 1 of these Guidelines.

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5. ARCHITECTURAL DESIGN GUIDELINES

General:

All development on the property must be consistent with the Architectural Design Guidelines, Landscape Design Guidelines (Section 6), the UCP Design Elements for Subarea 1: Torrey Pines, and all applicable San Diego Municipal Code (SDMC) sections.

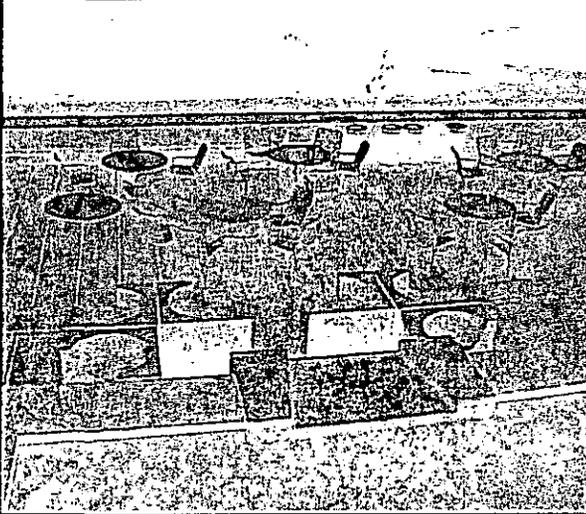
A deviation to the height limit in the RS-1-7 zone (SDMC; Table 131-040 and SDMC 131.0444(b)) is being processed as part of the development permits for the project. The project shall comply with the height limit criteria defined in City of San Diego Building Newsletter 2-2, dated January 1996, Determination of Building Height, Proposition D, SDMC; Section 113.0228, 113.0231, 113.0270 (4) and (5), and 132.0505.

Site Guidelines:

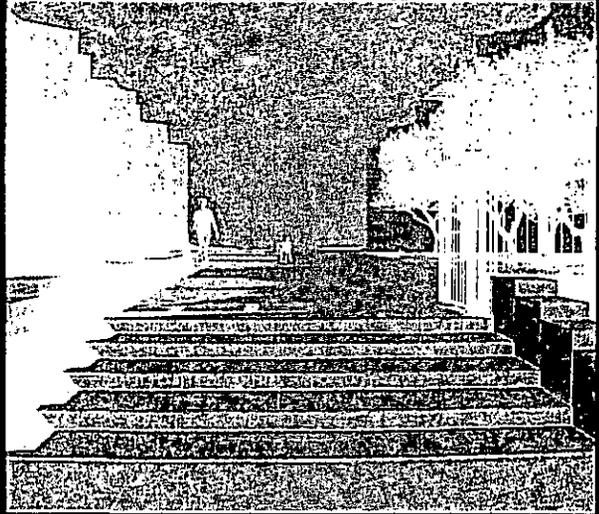
- A. The UCP Design Element objectives shall be understood and accomplished. These objectives are:
1. "Protect and take maximum advantage of the Torrey Pines Subarea's topography and natural vegetation." Reference drawings C1, C2, C8, C9, C10, C11, C12 and C13.
 2. "Minimize the total amount of impervious surfaces such as parking, driveways terraces, patios, tennis courts and other similar facilities." Reference drawing A1.0, L2 and C2.
 3. "Ensure visual and physical access to natural canyons, resource areas and scenic vistas." Reference drawing A1.0.
 4. "Ensure that the massing of structures and design detail of new buildings contribute to a visually coherent landscape." Reference drawing A3.0.
- B. Development of human scale outdoor eating and meeting areas for employees is encouraged. [See Figure 5.10]
- C. Buildings shall be designed to provide shared courtyards or plaza areas to create usable exterior space. [See Figure 5.11]
- D. The required setbacks are as follows: Front Yard: Minimum 15 Feet on the North Torrey Pines frontage, Street Side Yard: Minimum 10 Feet along Torrey Pines Scenic Drive and Salk Institute Road, Rear Yard: 15 Feet.
- Reference SDMC: Section 113.0249 Determining Setback Line, Section 113.0252 Measuring Setbacks, and Section 113.0276 Determining Yards. These setback areas shall be landscaped except where access drives are implemented. Reference drawing A1.1.
- E. The architectural design is encouraged to take advantage of the coastal climate through use of daylighting strategies such as light wells, interior courts, arcades and deep recessed glazing. [See Figure 5.11]
- F. All above grade buildings shall be located a minimum of 100' from the original Kahn laboratory building. This 100-foot buffer was considered adequate mitigation by the City's Historical Site Board in the approval of CDP 90-1140.

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FIGURE 5.10: OUTDOOR SPACES



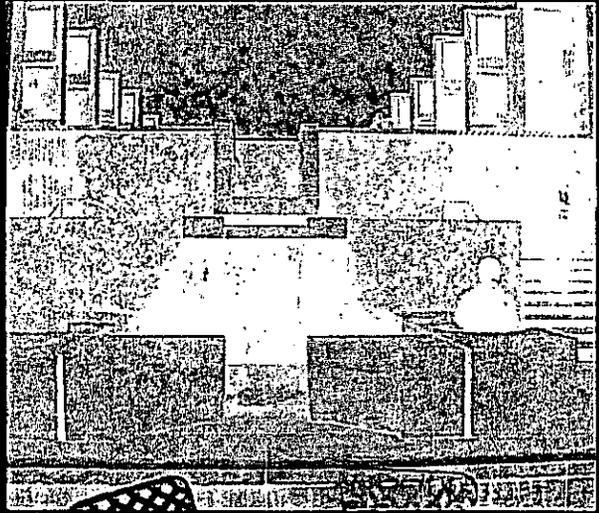
Outdoor Seating



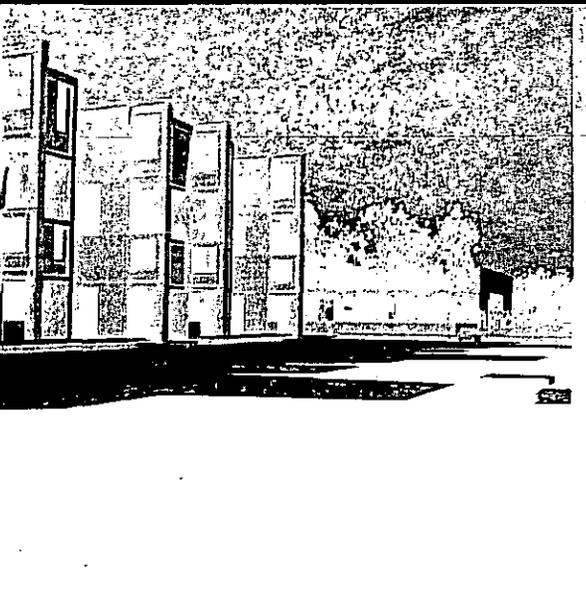
Court



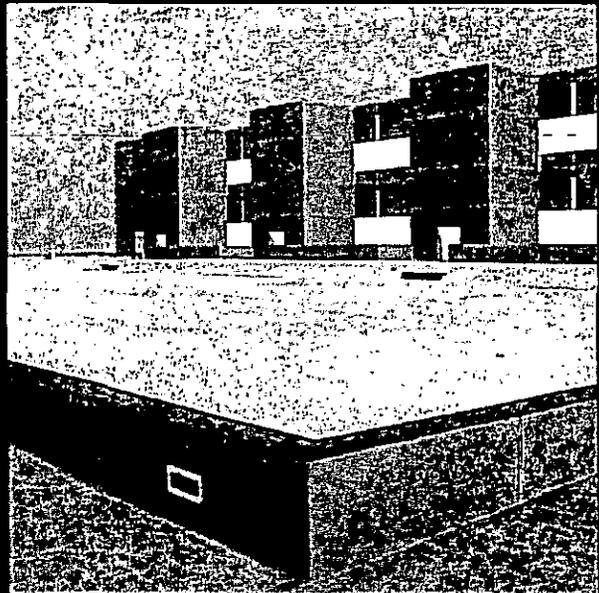
"Garden Court"



"Exterior Court"



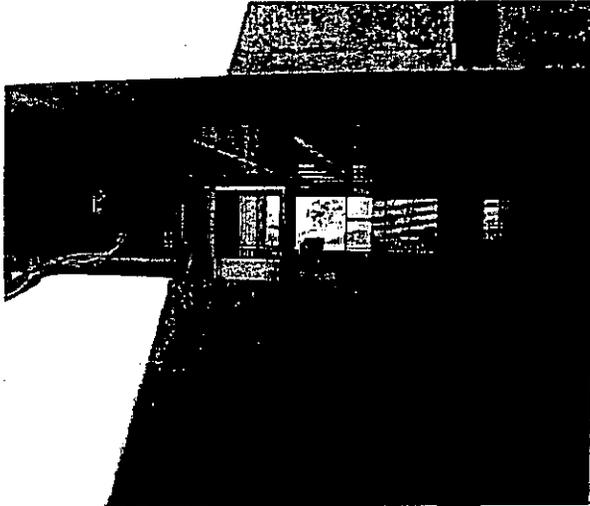
Plaza



Lawn

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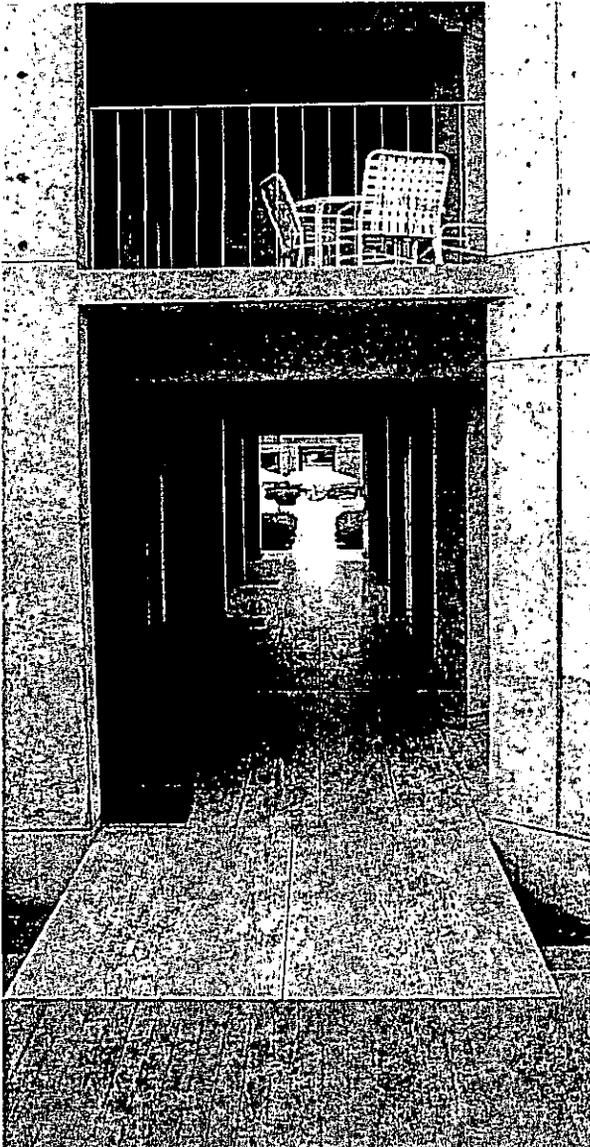
FIGURE 5.11: DAYLIGHTING STRATEGIES



Deep Recessed Glazing



Arcade



Arcade



Deep Recessed Glazing

View Corridors and Vistas:

The Salk Institute property is in the coastal zone and benefits from unique views of the ocean and off-site hillsides within Torrey Pines City Beach. The campus is visible from public trails within the Torrey Pines City Park and Gliderport. However, the site is located over 300 feet above sea level, and as such, offers no direct view of the beach or surf zone on campus. While the view of the horizon from the Salk Institute courtyard is one of the most recognized views in San Diego, neither the University Community Plan nor the North City Local Coast Plan designate specific, public views or scenic vistas across or in the vicinity of the property. In order to enhance and promote views of the ocean, the massing and location of proposed development has been carefully considered to protect the iconic courtyard view as well as maximize appreciation of the horizon along Torrey Pines Scenic Drive. (See Figures 5.12 & 5.13)

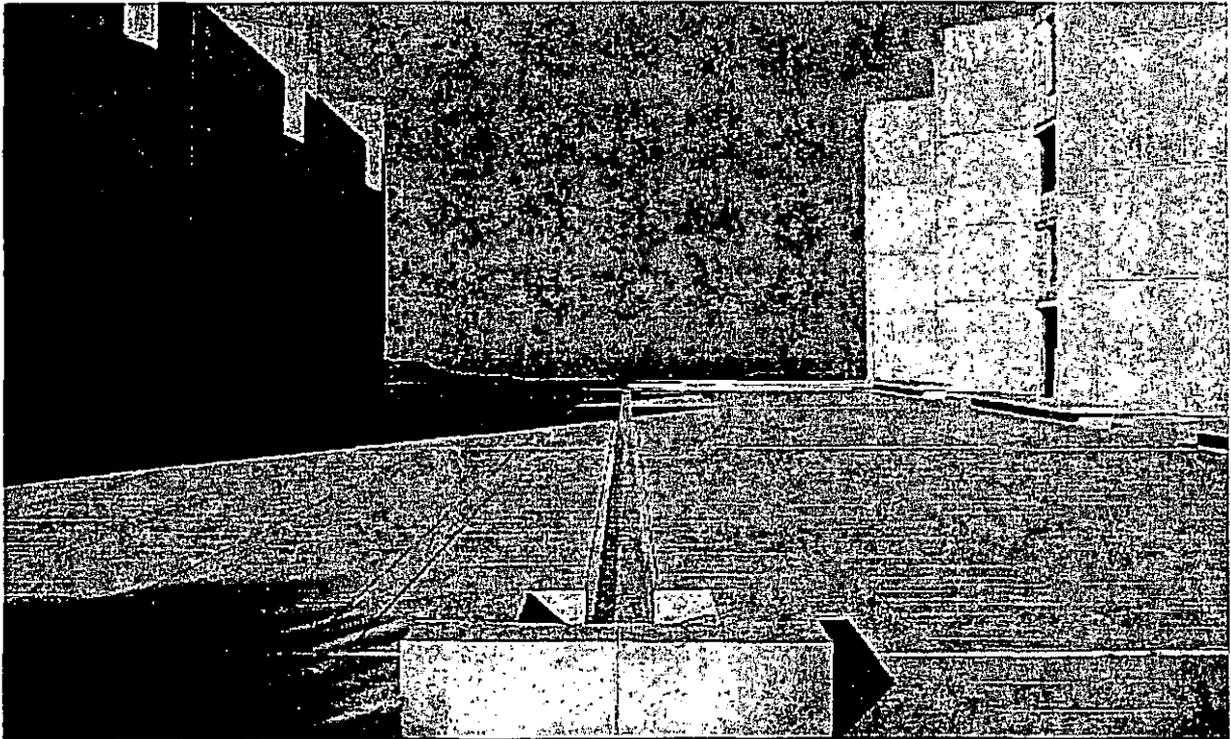


FIGURE 5.12 View From East End of Court



FIGURE 5.13 View from Torrey Pines Scenic Drive

View Corridors and Vistas, continued:

North Torrey Pines Road is a four-lane, major north-south road in the area that carries approximately 17,000 cars each day in the vicinity of the Institute at speeds reaching 45 mph. Although the road is recommended for designation as a scenic route in the University Community Plan, topography, existing landscaping and buildings obstruct views of the Pacific Ocean and scenic coastal areas from the segment of North Torrey Pines Road abutting the proposed project. No viewsheds exist in the project vicinity.

Building Guidelines:

- A. All buildings shall comply with these guidelines, applicable San Diego Municipal Code (SDMC) sections, and the UCP Design Elements for Subarea 1: Torrey Pines.
- B. Square, box-like buildings without façade fenestration and large, unbroken expanses of wall are prohibited. No more than 35 linear feet of unarticulated exterior walls shall be allowed in areas visible from the public streets, adjacent residential properties, or open spaces. Articulation includes additive elements (columns, projections, towers, etc.) and subtractive elements (windows, doors, carved openings, niches, etc.)
- C. All building elevations are required to have façade variations in a minimum of three separate materials, textures or colors, and shall be modulated to achieve energy efficiency. [See Figure 5.18]
- D. The rear and sides of buildings are required to have architectural detail similar to the front elevation. [See Figure 5.18]
- E. All buildings shall be designed to promote maximum daylight in interior spaces and natural ventilation. The use of operable windows is encouraged.
- F. All roofs shall be uniform in color and visually compatible when viewed from above.

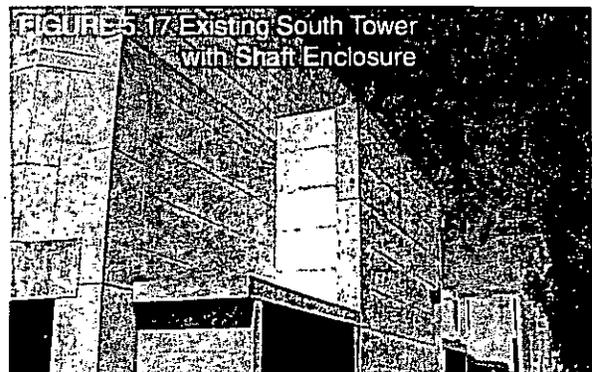
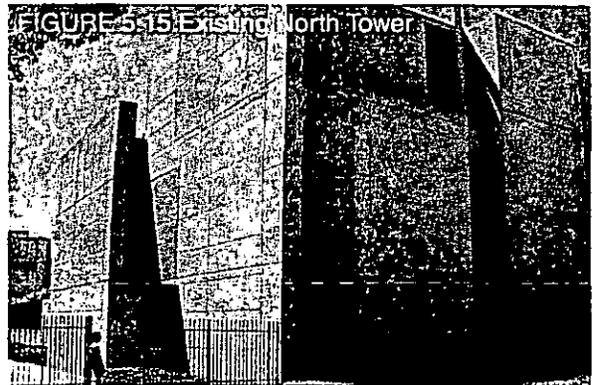
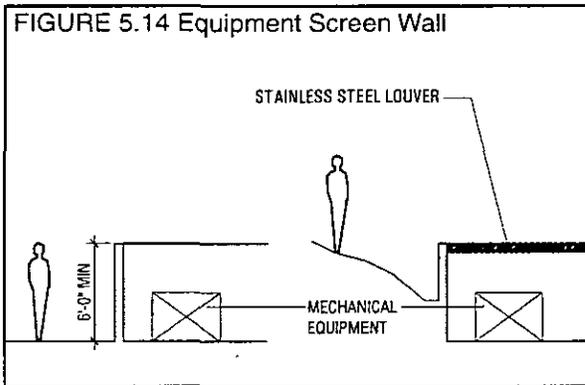
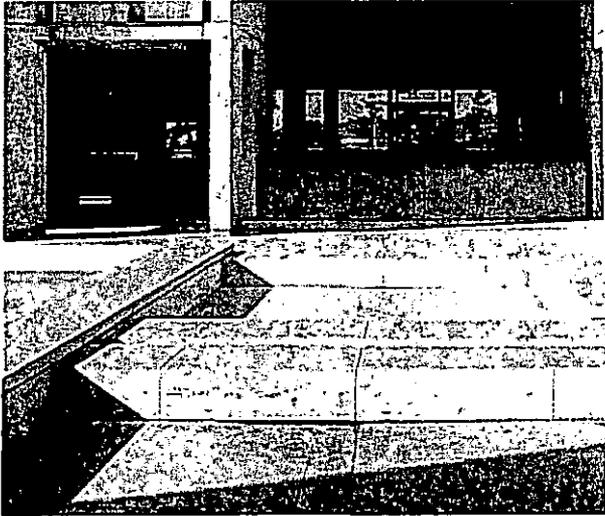
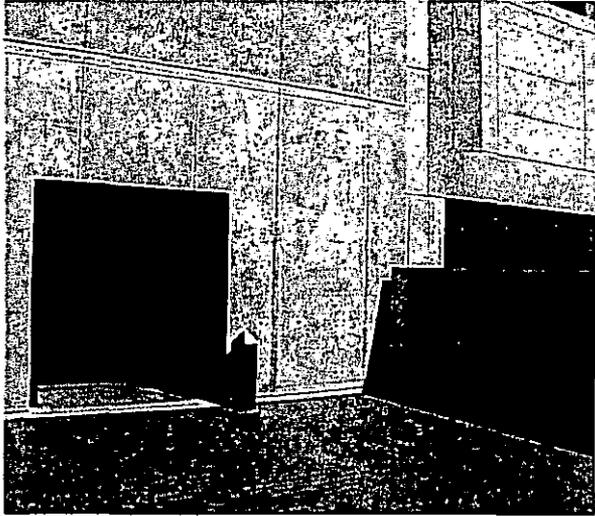


FIGURE 5.18 Articulated Facades



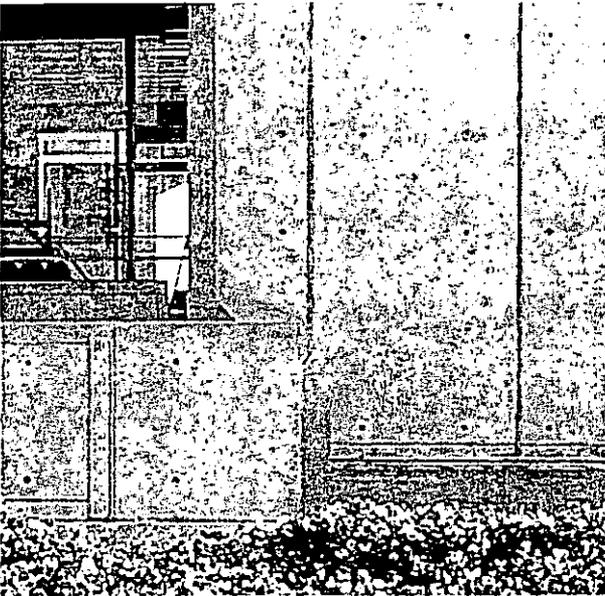
Material Articulation



Subtractive Articulation



Material Articulation



Textural Articulation



Additive and Subtractive Articulation

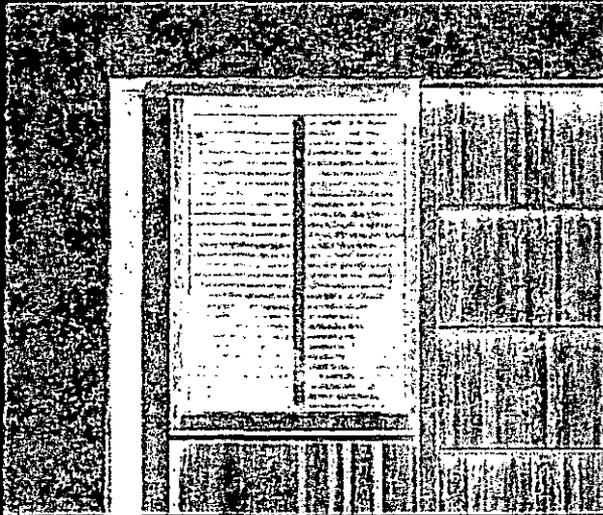
"Cool roofs" are encouraged to minimize heat islands and reduce mechanical loads. Mansard type roofs and fascias are not allowed.

- G. All mechanical equipment on-grade is required to be fully screened from view from all pedestrian, vehicular, and open space vantage points by a wall no less than six feet high which is coordinated in material, color, and texture with adjacent building surfaces and landscape materials. No exposed mechanical equipment is allowed on roofs. [See Figures 5.14, 5.15, 5.16, and 5.17] Reference SDMC Section 113.0270 (b) Measuring Structure Height (Fences, Walls and Retaining Walls).

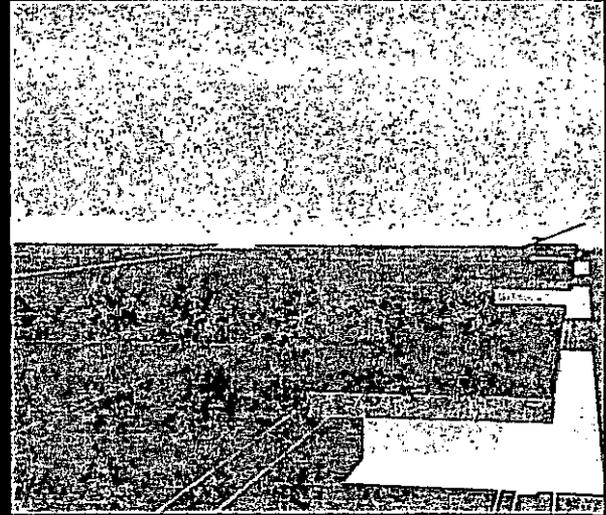
Materiality:

- A. Where possible and cost effective, use materials sensitive to the local ecology and provide healthy environments for all users.
- B. All buildings on the campus should complement each other and the landscape.
- C. Suitable materials include the following: [See Figure 5.19]
 - Wall Material: Architectural concrete, Corten steel, stainless steel, wood, masonry. Painted wood or metals are not permitted.
 - Sustainable Roofs: Built up roofs with light colored ballasts, monolithic colored pavers or "cool roof" materials, etc. are encouraged.
 - Glazing: *Curtain wall assembly: clear glazing with fritted spandrel glazing only.* Butt-joint and mullion assemblies are allowed. Reflective glass is not permitted.
- D. Preferred building materials include the following: architectural concrete, travertine, stainless steel, teak, clear glass and brick.
- E. Exterior wood / vinyl siding and all other exterior shingles used as siding are prohibited.
- F. All exposed architectural concrete shall reference that of the original laboratory buildings but shall be installed in a manner that employs and reflects the most advanced technologies available at the time of construction. As such, appearance (color and texture), formwork (type and joinery), and installation methods shall be differentiated from, but compatible with, the existing concrete of the laboratory buildings.
- G. All exposed roof material shall be color coordinated with building exterior colors.
- H. Mediterranean or other special architectural themes are prohibited.
- I. Pre-engineered buildings are prohibited.
- J. All ribbed metal siding is prohibited.

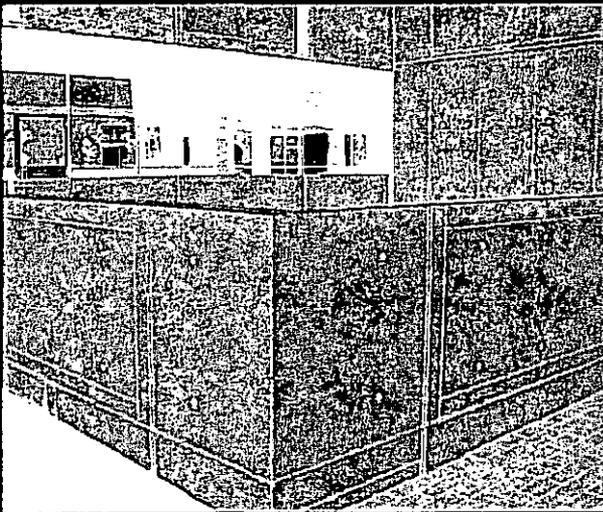
FIGURE 5.19 MATERIALS



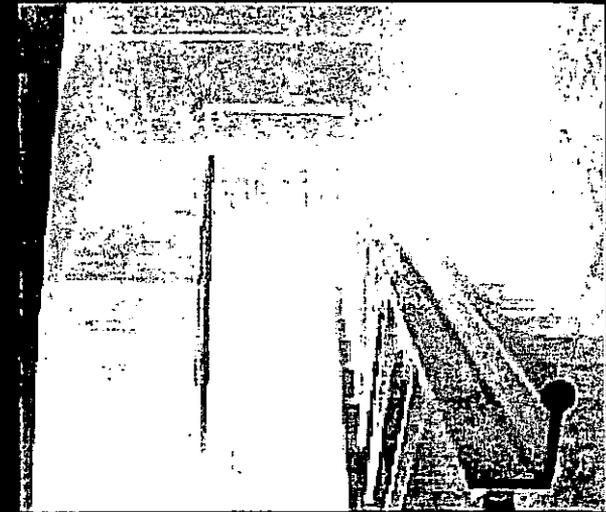
Glass



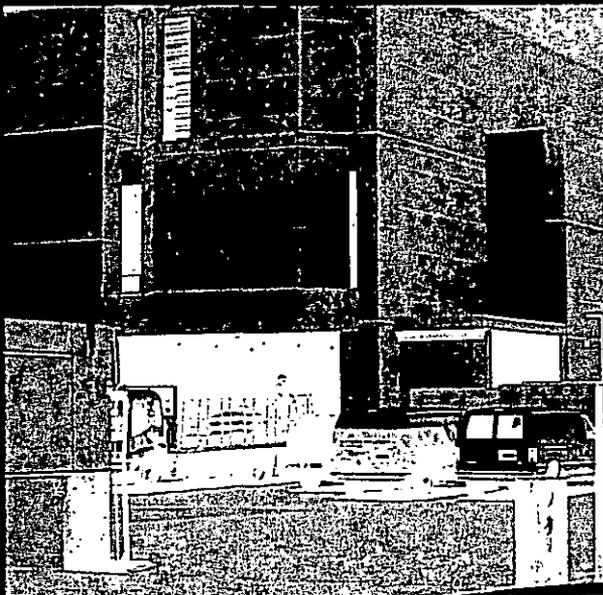
Travertine Bench and Hardscape



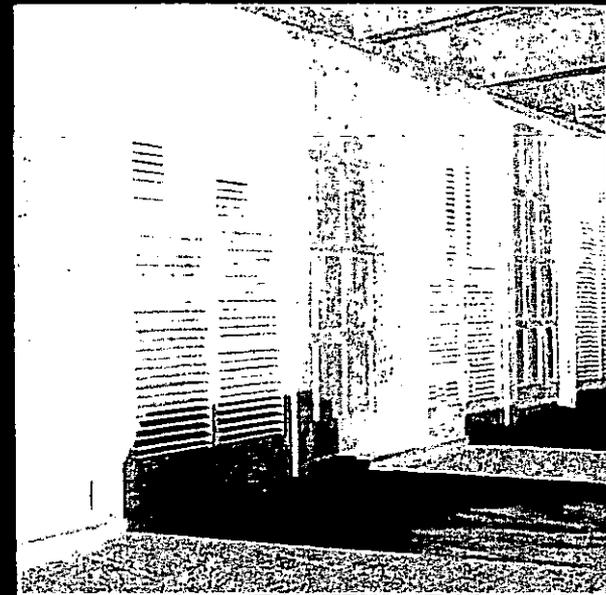
Architectural Concrete



Stainless Steel Handrail



Corten Steel



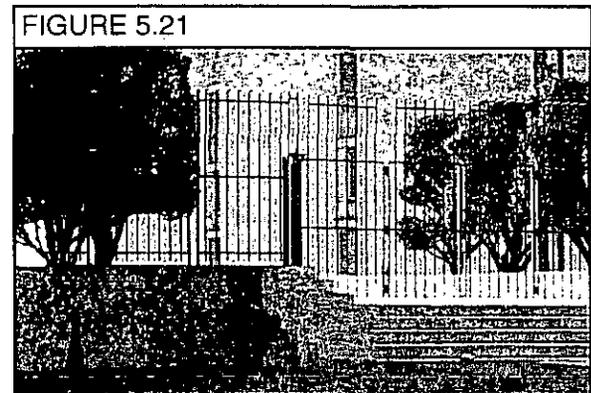
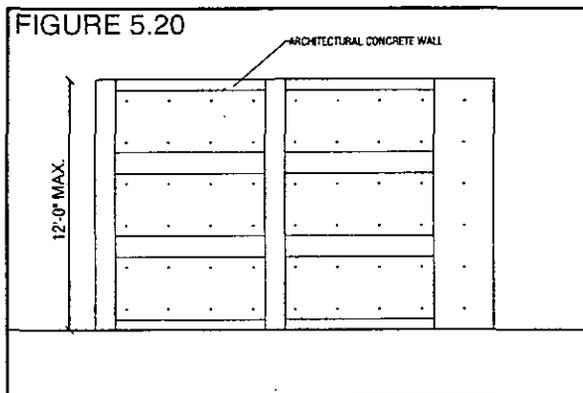
Teak Doors and Screens

Service, Loading, Storage and Equipment Areas:

- A. Loading areas shall comply with these guidelines as well as applicable San Diego Municipal Code (SDMC) sections. Reference SDMC Section 142.1010 General Loading Area Requirements.
- B. Service, loading and storage of service vehicles are required to be separated from pedestrian and private vehicular circulation where possible.
- C. Service areas, loading docks, storage yards, and equipment areas shall be screened.
- D. For screening of loading, service and/or storage areas to be effective, a maximum treatment height of twelve feet shall be used. [See Figure 5.20]

Walls and Fencing:

- A. Fences, walls and retaining walls shall comply with these guidelines and applicable San Diego Municipal Code (SDMC) sections. Reference SDMC: Section 113.0270 (4) Measuring Structure Height and Section 143.0460 (d) Fences and Walls.
- B. Chain link fence with barbed wire, large blank, flat wall surfaces and exposed, untreated concrete block walls are prohibited.
- C. Fencing shall match existing. [See Figure 5.21]
- D. Enclosures shall provide adequate screening and shall respect required setbacks and view corridors.

Signage:

- A. All signage and graphic information shall comply with these guidelines, the Salk Institute Signage Master Plan (reference Design Guidelines, Section 10), and applicable San Diego Municipal Code (SDMC) sections. Reference SDMC: Section 113.0255 Calculating Sign Copy Area and Section 113.0258 Calculating Sign Face.
- B. Sign types shall be limited to building identification and directional signage.
- C. Signs are not permitted to project above any roof line.
- D. All signs are required to be compatible with the architecture of the buildings they identify.

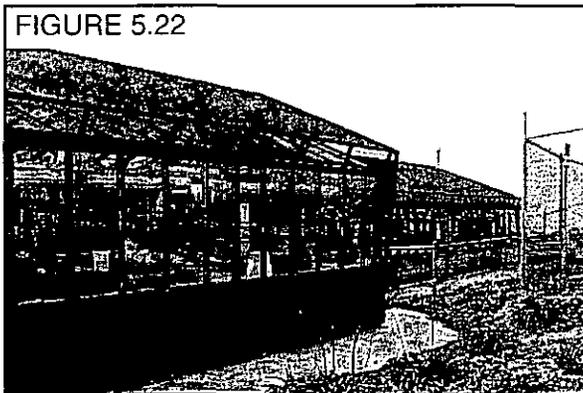
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- E. Building and company signs shall be low and to the ground, or attached to building facades.
- F. All ground mounted signs shall be well integrated into site landscaping.
- G. The following types of signs are prohibited:
 - Revolving, rotating or moving signs
 - Signs with flashing or blinking lights
 - Roof signs
 - Billboards
 - Portable signs, including vehicles used as billboards.

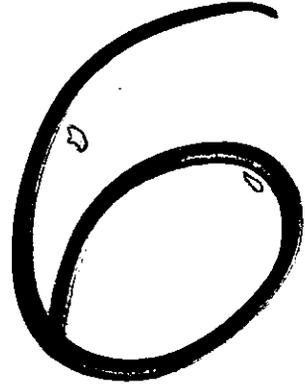
Outdoor Lighting:

- A. All lighting shall comply with these guidelines, State of California Title 24 Energy Efficiency Standards, the City of San Diego Street Design Manual (Document No. 297376, November 2002 and amendment to Council Policy 200-18, February 2002, Resolution R-296141) and applicable San Diego Municipal Code (SDMC) sections. Reference SDMC: Section 142.0740 Outdoor Lighting Regulations.
- B. Exterior lighting must be integrated into the design of buildings, landscape elements, and signage.
- C. Selected light fixtures must be complementary to the existing campus standards and provide clear paths of access.
- D. Neon and similar type of lighting are prohibited.
- E. No free standing light fixture shall exceed 25 feet in height.
- F. Lighting shall be selectively placed to fall only on the premises and shall be shielded and directed away from all natural habitats, adjacent properties and the MHPA. Large spotlights that may affect conserved habitats are prohibited.

Greenhouse Facility: Refer to Section 4, Architectural Build-out for additional information regarding design intent for greenhouses. [See Figure 5.22]



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6. LANDSCAPE DESIGN GUIDELINES

EXISTING AND HISTORIC LANDSCAPE CHARACTERISTICS

General Characteristics

The western half of the site is comprised of two relatively flat mesas, bisected by an off site central canyon that winds its way to the west and toward the Pacific Ocean. Existing native vegetation occurs in areas including Southern willow scrub, Diegan coastal sage scrub, Southern maritime chaparral, and Southern mixed chaparral. Areas on the south mesa have been previously disturbed and contain native and non-native grasses and scrub. A large parking lot, currently located on the north mesa, contains ornamental plantings, with native, and non-native trees planted within the islands. When feasible, the existing vegetation will be preserved and incorporated into the landscape design for the site. Situated on the eastern half of the site is the existing lab building, east building, parking lot, and support facilities. Eucalyptus, Citrus, Torrey Pines, and various other ornamental trees, ground covers, and shrubs have been previously planted as the campus evolved over the years. Recreational lawns are currently situated on the north and south side of the existing lab building, extending from the buildings to the property lines. The East Mesa features historic perimeter plantings consisting mostly of Red Flame Eucalyptus and other trees and shrubs, providing a dense screen of vegetation between the campus and the adjoining roads. Between the East Building and the historic Laboratory complex is a remnant of a historic eucalyptus grove that predates the Institute. The historic Laboratory complex is surrounded by various landscape elements including the gently sloping lawn to the north, the lining of Torrey Pines Scenic Drive with a perimeter planting of Red Flaming eucalyptus, some of which have subsequently been replaced with Torrey pines; two separate lawn panels to the south bounded by short concrete walls; and the formal citrus grove at the east end of the courtyard.



FIGURE 6.1 EXISTING RECREATIONAL NORTH LAWN

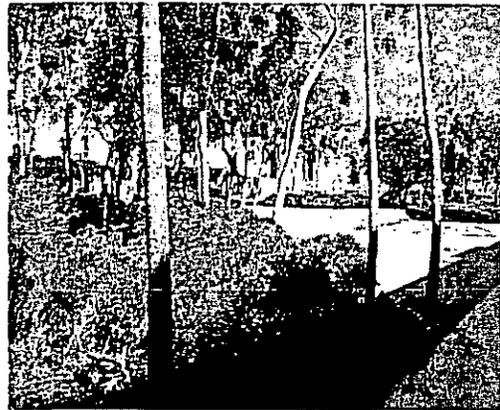


FIGURE 6.2 EXISTING EUCALYPTUS

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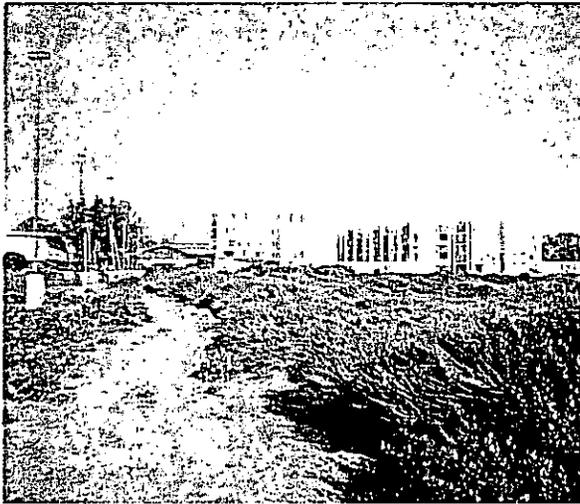


FIGURE 6.3 EDGE OF EXISTING NORTH PARKING LOT



FIGURE 6.4 TYPICAL EXISTING LANDSCAPE

Climate

The climate at the site is mild, generally falling within a limited range (50-85 degrees Summer; 40 -75 degrees Winter) promoting the growth of a wide array of native and exotic plant palettes. This ideal climate allows significant external building circulation and promotes the use of outdoor spaces, making the landscape environment a critical part of the user experience at the Salk Institute.

Historic Landscape Characteristics (see Appendix 11 - Historic Landscape Analysis)

The original Salk/Kahn plan (see figure 6.5) developed in association with Hoyt in 1965 identifies the following plant materials to be utilized on the premises:

- | | |
|--------------------------|----------------------|
| Acacia baileyana | Acacia |
| Chionanthes retusa | Chinese Fringe Trees |
| Betula nigra | Red Birch |
| Cedrus deodara | Deodor Cedar |
| Citrus mitis | Calamondin Orange |
| Cupressus macrocarpa | Monterey Cypress |
| Erythrina poepigiana | Bucare |
| Eucalyptus ficifolia | Flame Eucalyptus |
| Jacaranda acutifolia | Green Ebony |
| Laurus nobilis | Sheet Bay |
| Leptospermum laevigatum | Australian Teatree |
| Magnolia grandiflora | Southern Magnolia |
| Melaleuca leucadendra | Cajeput Tree |
| Pittosporum undulatum | Victorian Box |
| Podocarpus elongata | Yew Pine |
| Quercus ilex | Holly Oak |
| Schinus terebinthifolius | Brazilian Pepper |
| Camellia sasanqua | Sasanqua Camellia |
| Carissa grandiflora | Natal Plum |
| Gelsemium sempervirens | Carolina Jessamine |

*Please note that the 1965 landscape plan was never fully realized and that not all plant species identified on this list were utilized on site.

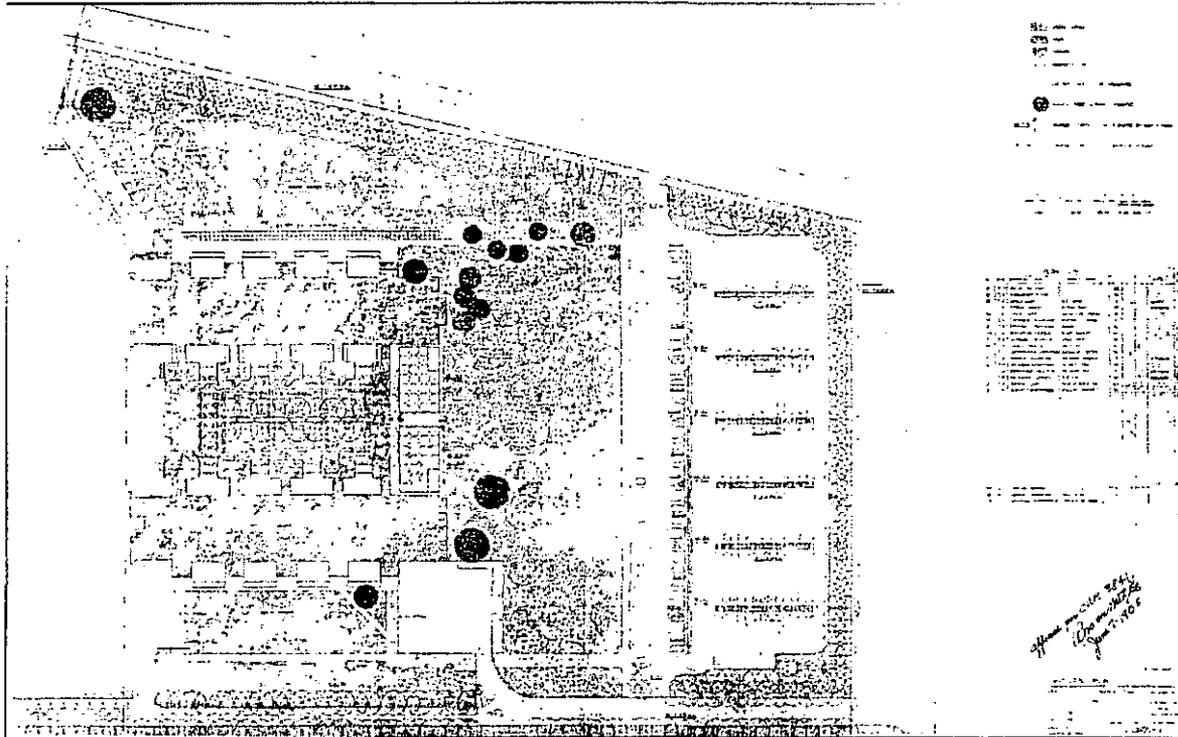


FIGURE 6.5 Original Salk / Kahn Plan

GOALS

General Design Goals

- Retain and enhance the natural and built environments of the site.
- Protect and enhance the perimeter of the campus.
- Incorporate gardens.
- Provide outdoor spaces that help create a sense of community.
- Provide a series of outdoor spaces that serve as gathering areas for the research community, consistent with what exists today on campus. The following images represent the size, scale, materials, and general feeling of the proposed outdoor spaces. See figures 6.6, 6.7, and 6.8
- Integrate signage, way finding, and graphics into the landscape.
- Integrate art into the landscape.

- Work with local utility providers and the City of San Diego to improve the aesthetics of above ground utilities along the perimeter of the property.

Hardscape Goals

Utilize the established "family of materials" that currently exists on the campus to tie the campus together, including red brick pavers, travertine, architectural concrete, and decomposed granite gravel. All patterns, colors, and textures should be consistent with what currently exists on site today. [See figures 6.6, 6.7, 6.8, 6.10, 6.11, and 6.12]

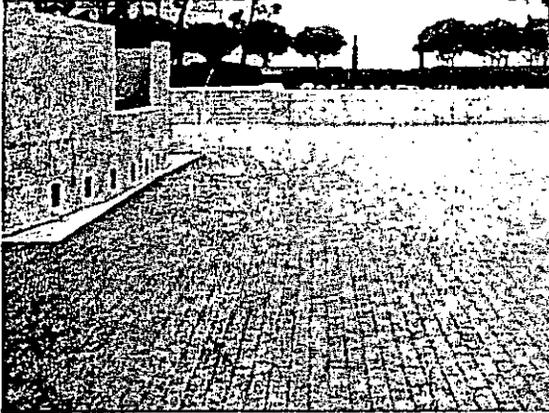


FIGURE 6.6 EXISTING RED BRICK PAVER COURT

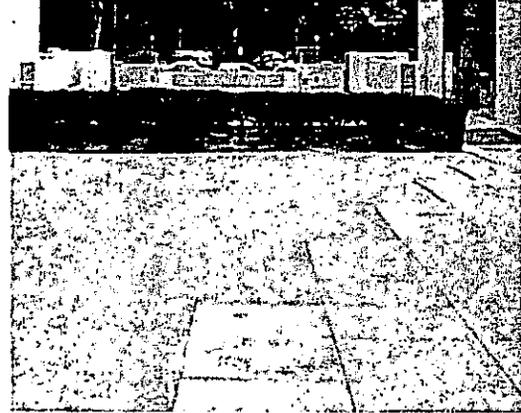


FIGURE 6.7 DECOMPOSED GRANITE GRAVEL COURT

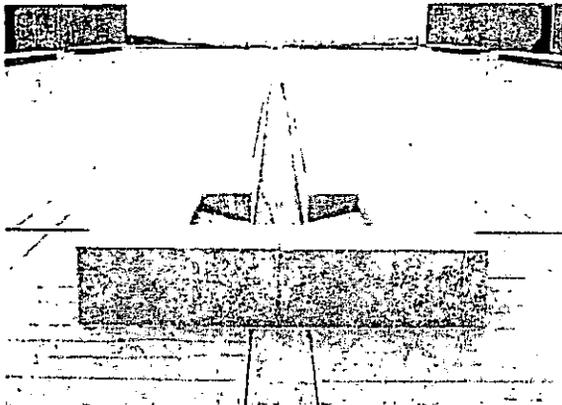


FIGURE 6.8 EXISTING TRAVERTINE COURT

Historic Landscape Goals

- Relocate the existing historic Chinese Fringe Trees (*Chionanthus retusa*) originally planted in the east parking lot to the proposed entry drive between the existing East Buildings and the proposed Torrey East Building. An arborist shall be retained to determine which trees are healthy and able to be transplanted. [See figures 6:9]
- Density the existing historic grove of Eucalyptus trees (*E. cinerea*, *ficafolia*, *sideroxylon*, *citriodora*) between the original Kahn-Salk buildings and the East Building. Sparse areas of the grove shall be enhanced with new trees of similar

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species and spacing. The implementation of these plantings will be a condition of the building permit for the North Lawn Core Facility. [See figures 6.9]

- Reestablish the historic border of Red Flame Eucalyptus (*E. ficafolia*) trees along the southern property line as planted in 1962. [See figures 6.9]
- Preserve and maintain the existing historic citrus groves (*Citrus mitis*) east of the original Kahn-Salk buildings. Replace all damaged or under performing trees as needed with specimens of similar species and spacing to maintain a uniform look. [See figures 6.9]
- Maintain the existing areas north and south of the original Kahn-Salk buildings as passive or recreational use lawns. The implementation of this goal on the North side of the Kan-Salk building will be a condition of the building permit of the North Lawn Core Facility. [See figures 6.9]

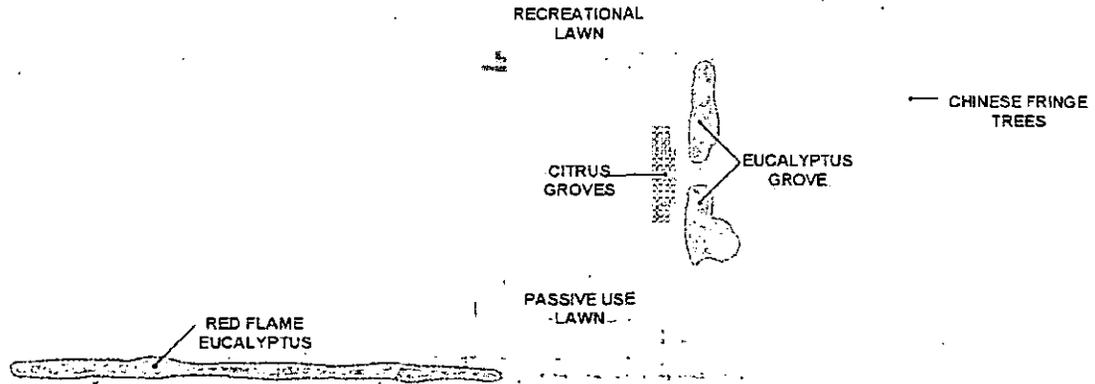


FIGURE 6.9 HISTORIC LANDSCAPE ANALYSIS

General Landscape Goals

Create outdoor spaces that are in scale with the setting, buildings and the spaces that the buildings create as they do today on the existing campus. All landscape improvements shall respect and enhance view corridors.

- Protect and Preserve the historic landscape concepts and elements.
- Create an environmentally responsible landscape strategy for water usage by using a drought tolerant plant palette, using a water-conserving/environmentally friendly irrigation system, and minimizing the amount of runoff into adjacent, non-irrigated areas.

- Effectively screen above grade utility equipment, parking, and other utilitarian objects. . [See figures 6.10]

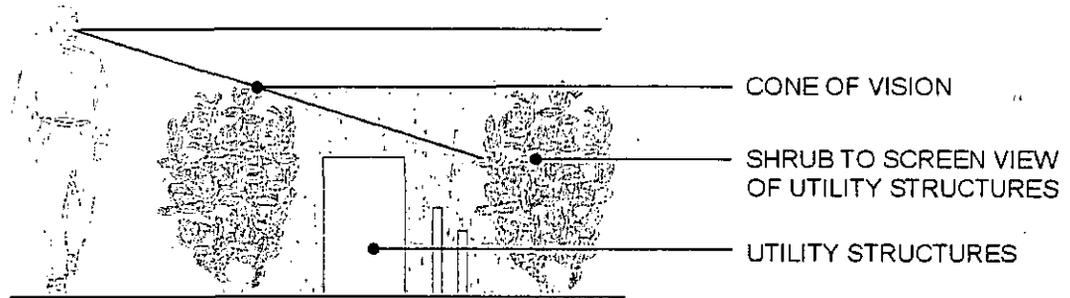


FIGURE 6.10

- Introduce native species to assist in erosion protection and removal of invasive, non-native species near and within the MHPA.

Lighting Space

- Integrate landscape lighting into the landscape consistent with what occurs onsite today. [See figures 6.11, 6.12, and 6.13]

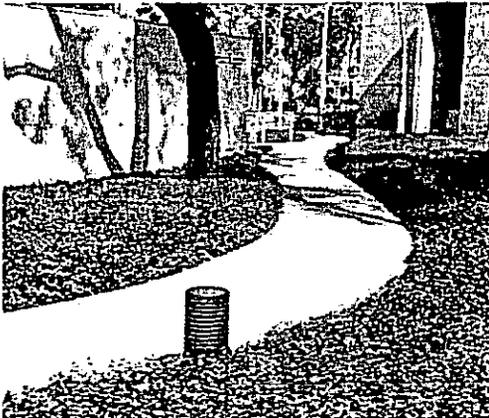


FIGURE 6.11 EXISTING BOLLARD LIGHTING



FIGURE 6.12 EXISTING INGRADE PATH LIGHTING

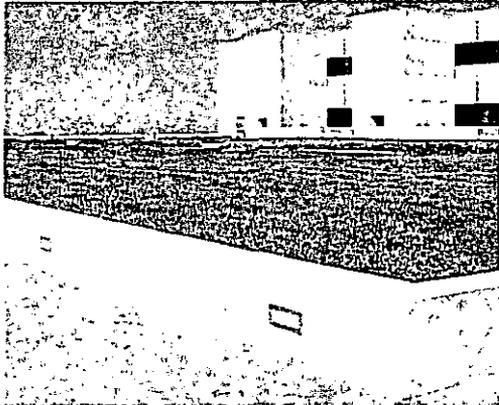


FIGURE 6.13 EXISTING RECESSED PATH LIGHTING

Reduce light pollution by removing large overhead lights through the elimination of the two main existing surface parking lots and using pedestrian scaled fixtures. Lighting shall be selectively placed to fall only on the premises and shall be shielded and directed away from all natural habitats, adjacent properties, and the MHPA. [See figure 6.14]



FIGURE 6.14 EXISTING SURFACE PARKING LOT LIGHT FIXTURES TO BE REMOVED

• **LANDSCAPED AREAS**

All proposed Landscaped Areas shall be designed to relate directly to the spaces currently established at the existing campus. This includes character, materials, style and feeling.

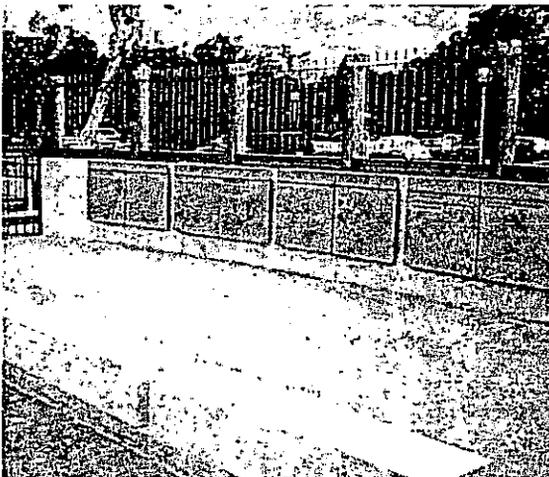


FIGURE 6.15 EXISTING ENTRY TERRACE

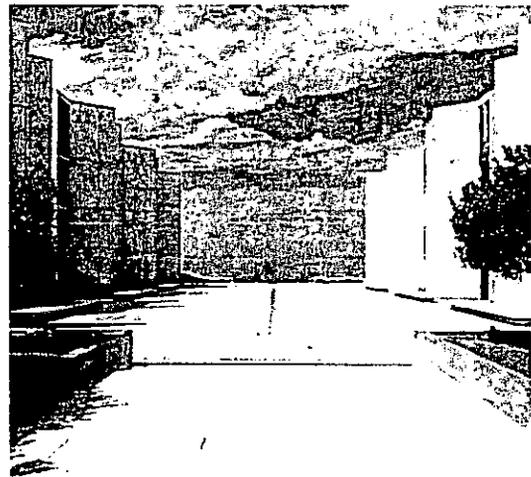
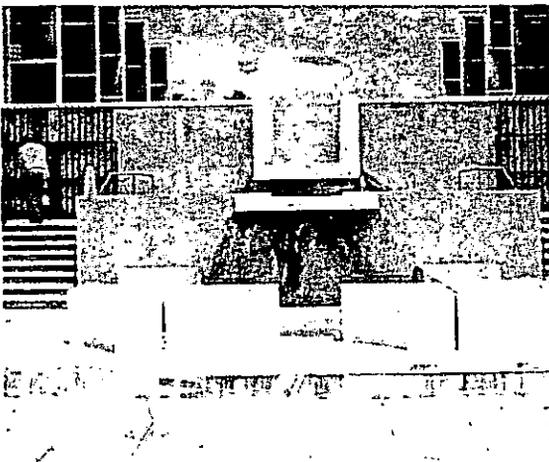


FIGURE 6.16 EXISTING CENTRAL COURT



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FIGURE 6.17 EXISTING TERRACE AND SEATING

FIGURE 6.18 EXISTING TERRACE

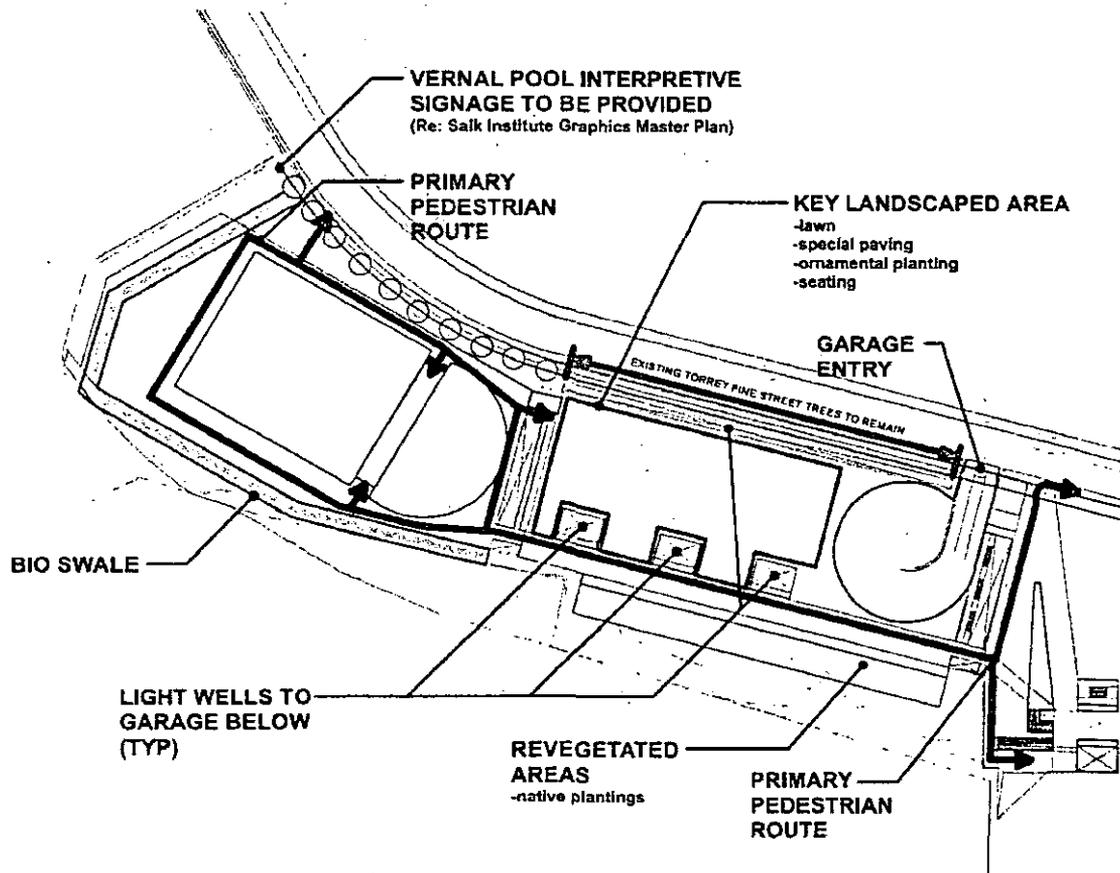


DIAGRAM A – SALK COMMUNITY CENTER AND NORTH PENINSULA UNDERGROUND PARKING STRUCTURES

Salk Community Center Perimeter and MHPA (refer to Diagram A)

Disturbance shall be minimized in the areas adjacent to the off-site canyon. Most areas of development occur within the footprint of the existing asphalt parking lot and areas that have been previously disturbed. All disturbed and Brush Management areas shall be re-vegetated with native and naturalized hydro-seed mixes and container grown stock plant material (minimum 1 gallon) as per the San Diego Municipal Code. No invasive species shall be planted in or adjacent to the MHPA. Revegetation of previously paved parking areas and

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other disturbed areas shall conform to SDMC 142.0411 – Revegetation and Erosion Control and 142.0412 – Brush Management. Landscape plans shall be submitted for City review with building permit applications. Existing Torrey Pines (*Pinus torreyana*) shall be preserved or removed and replanted along Torrey Pines Scenic Drive to allow for construction access, and new Torrey Pines shall be provided along the street at the Salk Community Center.

Bio Swale (refer to diagram A)

A rock-lined, vegetated bio swale and associated vegetated barrier shall be installed to preclude pedestrian activity into the MHPA. Plant material would consist of native, non-invasive plant species, as approved by the City. The plant pallet shall consist of the following:

- California sagebrush (*Artemisia californica*)
- California buckwheat (*Eriogonum fasciculatum*)
- California encelia (*Encelia californica*)
- Golden-yarrow (*Eriophyllum confertiflorum*)
- Melic (*Melica imperfecta*)
- Foothill needlegrass (*Nassella lepida*)
- Purple needlegrass (*Nassella pulchra*)
- Blue-eyed grass (*Sisyrinchium bellum*)

Plantings and Materiality (refer to diagram A)

Consistent with what exists today on campus, ornamental and native plantings shall be established in this area as well as paving in the form of red brick, travertine and decomposed granite gravel. Fixed and moveable furniture shall be provided to allow flexible use of the space. All new, outdoor furnishings shall consist of stainless steel, architectural concrete, teak, wood, or iron.

North Peninsula Underground Parking Structure (refer to diagram A)

Parking will be accommodated in below grade with zero surface parking spaces.

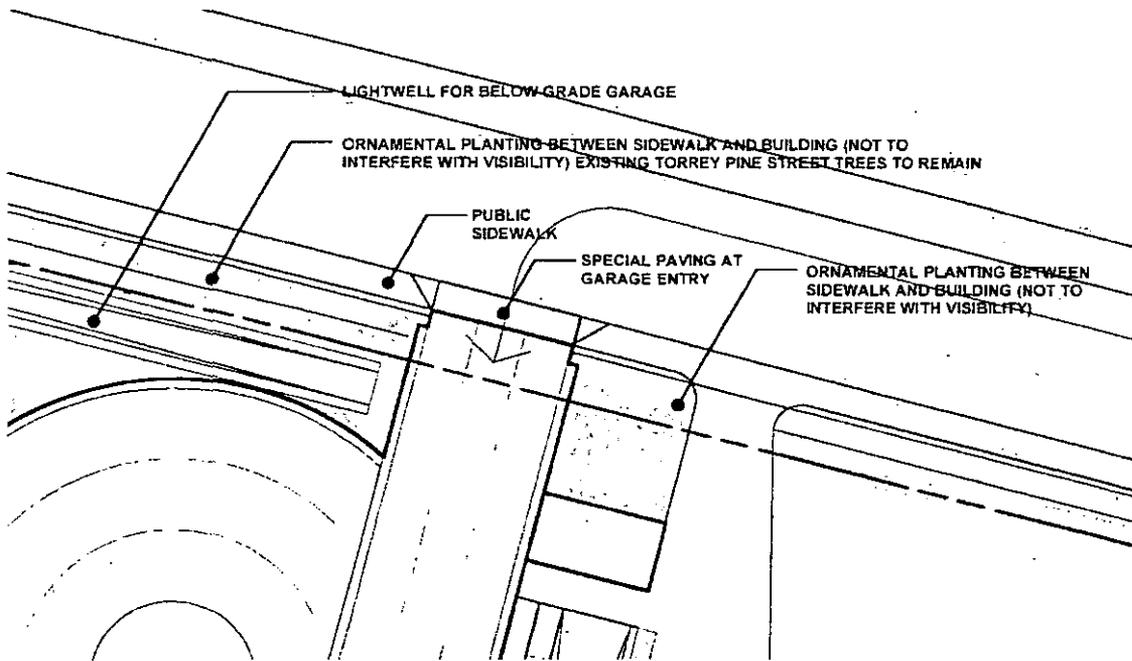


DIAGRAM B – NORTH PENINSULA UNDERGROUND PARKING STRUCTURE PUBLIC PERIMETER AND ENTRIES

North Peninsula Underground Parking Structure Public Perimeter & Entry (refer to diagrams A & B)

Informal ornamental plantings and groundcovers will be utilized along the perimeter to soften the edge between buildings and streets. The entry to the below grade parking will be clearly identified with graphics and the vehicular / pedestrian intersection will be delineated with special red brick paving; consistent with what exists at the existing campus today.

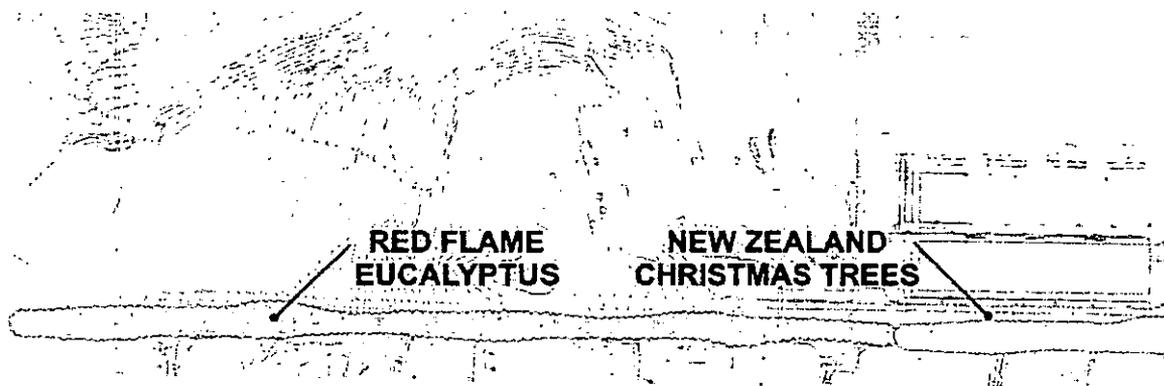


DIAGRAM C – SOUTH PERIMETER BUFFER LANDSCAPE

Buffer Landscape (refer to diagram C)

The only buffer treatment in place occurs along the south property line adjacent to a single-family residential neighborhood. The eastern half of this property line has been previously

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developed and the existing landscape treatment consists of New Zealand Christmas Trees and Carmel Creeper as ground cover. This landscape treatment will be maintained as is. Red Flame Eucalyptus will be planted along the south edge of the property as to re-establish the South Perimeter buffer as proposed in the original Kahn/Salk Master Plan.

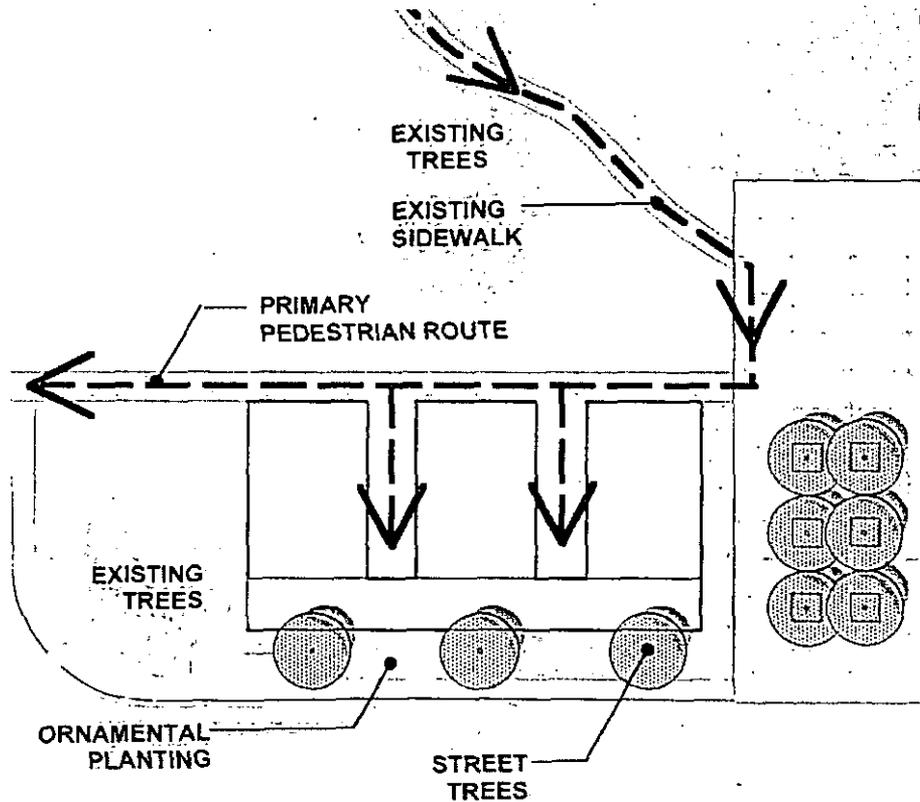


DIAGRAM D - GREEN HOUSES

Green Houses (refer to diagram D)

Three, connected greenhouses will be provided along the north side of Salk Institute Road. Street trees and landscape plantings shall be provided as required by code to meet street yard and remaining yard requirements. Connection to the existing campus shall be provided to the existing sidewalk north of the proposed buildings.

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• **LANDSCAPE STANDARDS & PLANT PALETTE**

The plant palette for each project will incorporate the historic plant pallet of the Kahn-Salk Master Plan as approved by the City in the mid-1960's under CUP 3841 as well as plant species that are currently found on the Salk Campus. These plants will be planted in all disturbed areas outside of the building lines to reestablish the flora, giving a seamless appearance throughout the campus.

Plant Palette for all landscaped areas excluding Zone 1 and Zone 2 Brush Management. No invasive species shall be planted in or adjacent to the MHPA.

* No species listed below are considered to be invasive

Trees (A minimum root zone of 40 sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet)

Pinus torreyana	Torrey Pine
Koelreuteria paniculata	Goldenrain Tree
Melaleuca nesophila	Pink Melaluca
Metrosideros excelsus	New Zealand Christmas Tree
Cassia leptopphylla	Gold Medallion Tree
Quercus ilex	Holley Oak
Eucalyptus polyanthemos	Silver Dollar Gum
Eucalyptus ficifolia	Red Falme Eucalyptus
Eucalyptus citriodora	Lemon Scented Gum
Citus	Citrus ssp.

Shrubs

Heteromeles arbutifolia	Toyon Tree
Rhus integrifolia	Lemonade Berry
Elaeagnus pungens	Silverberry
Ceanothus verrucosus	Carmel Creeper
Prunus ilicifolia	Hollyleaf Cherry
Baccharis pilularis 'twin peaks'	Coyote Bush
Prunus caroliniana	Carolina Cherry Laurel

Sub-Shrubs

Cistus purpureus	Orchid Rockrose
Encelia californica	Coast Sunflower
Raphiolepis indica 'ballerina'	Ballerina Hawthorne
Salvia mellifera	Black Sage
Salvia greggi	Red Sage
Nassella pulchra	Purple Needle Grass
Lantana 'gold rush'	Lantana

Lavandula angustifolia 'twinkle purple'	English Lavender
Festuca glauca	Blue Oat Gras
Rhamnus californiaca	Coffee Berry

Vines and groundcovers

Dudleya brittonii	Britton's Chalk Dudleya
Trachelospermum jasminoides	Star Jasmine
Fragaria chiloensis	Wild Strawberry
Lantana montevidensis	Lantana
Bougainvillea 'torch glow'	Bougainvillea
Distictus visticus viscosa 'purpurea'	Trumpet Vine
Bougainvillea 'la jolla'	Bougainvillea

Trees used in formal applications shall be minimum 30" box, consistent in size, height, form and shall be uniformly spaced, with the exception of the existing eucalyptus grove where 15-gallon trees shall be utilized to enhance the grove.

Trees used in informal applications shall be grouped or massed together. Trunk spacing, form and height may vary.

If mounding occurs, trees shall be planted on one side or the other, planting directly on top of the mound is prohibited.

Multi-trunk trees shall be spaced to allow for maximum growth.

Surface and sub-surface drainage shall be provided through the use of uniform finish grades, landscape drains, perforated pipe and catch basins.

Planting areas will receive complete irrigation coverage by means of an automatically controlled, electrically operated, water conserving/environmentally friendly sprinkler system. This system will use low-precipitation sprinkler heads, anti-drain valves, rain switches and other conservation devices.

The irrigation system will not extend into the MHPA area or existing property lines.

Irrigation run-off into the MHPA will be minimized.

Irrigation that is required in Zone 1 brush management shall be state of the art, water efficient, and of conserving design to minimize runoff into naturalized areas.

Landscape maintenance will be performed on a regular basis by the property owner (Salk Institute). This will entail all private manicured landscapes, rustic landscapes, brush management areas, and public rights of way along North Torrey Pines Road and Torrey Pines Scenic Drive. All long-term maintenance of the MHPA areas on site would be conducted in accordance with the Habitat Management Plan.

Any planting stock brought onto the project site for landscaping should be first inspected by a qualified pest inspector to ensure it is free of pest species that could invade natural areas,

including but not limited to, Argentine ants (*Iridomyrmex humil*), fire ants (*Solenopsis invicta*) and other insect pests. Any planting stock found to be infected with such pests should not be allowed on the project site or within 300 feet of natural habitats. The infected stock shall be quarantined, treated, or disposed of according to best management principles by qualified experts in a manner that precludes invasions into natural habitats.

STREET TREE REQUIREMENTS

Street trees shall be planted between the curb and abutting property line. Trees shall be calculated at the rate of one 30-inch box tree for every 30 feet of street frontage.

Street trees shall be located no closer than 30 inches to the face of curb or within median islands, no closer than four feet to the face of curb.

Street trees shall be separated from improvements by the minimum distance shown in Table 142-04E.

Trees shall be selected and located so that at maturity they do not cause conflict with overhead utility lines.

STREET YARD REQUIREMENTS

The street yard requirements shown in Table 142-04C shall be provided in both planting area and in plants number.

The required planting area and plant points for the street yard shall be located within the street yard.

Unless specified otherwise in Table 142-04C, at least one-half of the required planting points shall be achieved with trees.

All of the required street yard planting located outside the vehicular use area may consist of hardscape or unattached unit pavers. This does not include the minimum planning area required for trees and the planting area necessary to provide for healthy plant growth.

PUBLIC RIGHT-OF-WAY REGULATIONS

Areas within the public right-of-way that are not paved for required pedestrian walks or for vehicle access shall be planted or covered with mulch, unattached unit pavers, or other permeable material acceptable to the City.

Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb.

• **BRUSH MANAGEMENT**

Brush Management Standards shall apply in accordance with Article 2: General Development Regulations Division 4: Landscape Regulations Section: 142.0412 of the San Diego Municipal Code.

Table 142-04H Brush Management Zone Width Requirements	
	Property Location
Criteria	West of Interstate 5 & El Camino Real
Zone 1 width within the coastal overlay zone for subdivisions containing steep hillsides with sensitive biological resources.	30 feet
Minimum zone 2 width	20 feet
Additional zone 2 width required when zone 2 is on slopes greater than 4:1 that are 50 feet or 2 is greater than 48 inches in height. This additional width is not required for zone 2 located in the MHPA.	10 feet

Zone 1 and 2 implementation:

Northern mesa:

Brush management zone 1 width for all areas is established according to the Brush Management Zone Width Requirements of the San Diego Municipal Code Table 142-04H, resulting a 30 feet minimum width within the coastal overlay zone for subdivision containing steep hillsides with sensitive biological resources.

Brush management zone 2 width is also established for all areas by the same table resulting a minimum of 20 feet.

Zone 1 requirements:

1. The required zone 1 width shall be provided between flammable vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
2. Zone 1 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 and non-habitable gazebos that are located within brush management zone 1 shall be of noncombustible construction.
3. Plants within zone 1 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 1 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 1 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 maximum height at plant maturity of less than 24 inches.
6. Zone 1 irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
7. Zone 1 shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

Zone 1 maintenance program:

This vegetation should be kept in a well-watered condition and cleared of dead material. Dead and excessive twiggy growth must also be trimmed and removed. Debris and trimming must be removed from the site or converted into mulch by a chipping machine and evenly dispersed to a maximum depth of six inches.

Plants in this area should be maintain to a height of 4 feet with the exception of trees. Trees and large shrubs must be pruned so 40% of the flammable material is removed. The lowest

branches should be three times higher than the height of the vegetation below, or six feet, whichever is higher. The canopies of large trees should not form a continuous planting mass.

Root systems should no be disturbed.

Zone 1 runoff shall not be allowed into adjacent areas of native vegetation. Irrigation systems should be maintained.

No invasive plant species will be planted in or near the MHPA.

Maintenance timing: one a year in spring

Party responsible: Salk Institute

Zone 1 plant pallet shall consist of the following plant in the form of hydro-seed and nursery-grown container stock.

Plant Palette for Zone 1 Brush Management Revegetation shall be comprised of 1-gallon material minimum.

Baccharis pilularis	Dwarf coyote bush
Eriophyllum confertiflorum	Golden yarrow
Melica imperfecta	Melic
Nassella lepida	Foothill needle-grass
Nassella pulchra	Purple needle-grass
Opuntia littoralis	Coastal prickly pear
Plantago erecta	Plantain
Sysirinchium bellum	Blue-eyed grass
Yucca schidigera	Mojave yucca

Zone 2 requirements:

1. The required zone 2 width shall be provided between zone 1 and the undisturbed, flammable vegetation, and shall be measured from the edge of zone 1 that is the farthest from the habitable structure, to the edge of undisturbed vegetation.
2. No structures shall be constructed in zone 2.
3. Within zone 2, 50 percent of the plants over 18 inches in height shall be cut and cleared to a height of 6 inches.
4. Within zone 2, all plants remaining after 50 percent are cut and cleared shall be pruned to reduce fuel loading in accordance with the landscape standards in the land development manual and five management recommendations in the project habitat management plan.

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The habitat management plan (section 5.4) deals with doing brush management in a portion of the MHPA.

5. The following standards shall be used where zone 2 area is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:

a) All new plant material for zone 2 shall be native or naturalized, low-fuel, and fire resistive. No non-native plant material may be planted in zone 2 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 2 feet. Single specimens of fire-resistant native trees may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures.

c) All new zone 2 plantings shall be temporarily irrigated until established. Permanent irrigation is not allowed in zone 2. Only low-flow, low-gallonage spray heads may be used in zone 2. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation.

d) Where zone 2 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 2.

6. Zone 2 shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining any temporary irrigation system.

Zone 2 maintenance program:

This vegetation should be kept in a well-watered condition and cleared of dead material. Dead and excessive twiggy growth must also be trimmed and removed. Debris and trimming must be removed from the site or converted into mulch by a chipping machine and evenly dispersed to a maximum depth of six inches.

50 percent of the plants over 18 inches in height shall be cut and cleared to a height of 6 inches. Remaining after 50 percent are cut and cleared shall be pruned to reduce fuel loading in accordance with the landscape standards in the land development manual and five management recommendations in the project habitat management plan.

Root systems should no be disturbed.

New plantings in revegetation areas shall be temporarily irrigated until established. Permanent irrigation is not allowed in zone 2. Only low-flow, low-gallonage spray heads may be used in zone 2. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation.

No invasive plant species will be planted in or near the MHPA.

Maintenance timing: one a year in spring

Party responsible: Salk Institute

Zone 2 plant pallet shall consist of the following plant in the form of hydro-seed and nursery-grown container stock.

Plant Palette for Zone 2 Brush Management and revegetated areas outside of Brush Management. Revegetation shall be comprised of a hydroseed mix and 1 gallon material minimum.

Artemisia californica	California Sagebrush
Castilleja Affinis	Coast Paint-Brush
Encelia Californica	California Sunflower
Eriophyllum confertiflorum	Golden Yarrow
Eriogonum fasciculatum	California Buckwheat
Isocoma menziesii	Goldenbush
Isomeris arborea	Bladderpod
Eschscholzia californica	California Poppy
Ferocactus vireescens	Coast Barrel Cactus
Lasthenia californica	Goldfields
Lotus scoparius	Deerweed
Lupinus bicolor	Lupine
Malacothamnus fasciculatus	Chaparral Mallow
Melica imperfecta	Melic
Mimulus aurantiacus	Monkey-flower
Nassella pulchra	Purple Needlegrass
Osmadenia tenella	Osmadenia
Poa secunda	Bluegrass
Rhus integrifolia	Lemonade Berry
Salvia Apiana	White Sage
Salvia mellifera	Black Sage
Viguiera lacinata	San Diego Sunflower
Yucca schidigera	Mojave Yucca

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7. PHASING PROGRAM

The Salk Institute property has been developed in phases since the approval of CUP 3841 on March 1, 1961 under the 1961 Kahn/Salk Master Plan, and further development of the property will be conducted in further phases under the revised Master Plan submitted concurrently herewith. As such, the Salk development is a continuous process under Salk's existing and future approvals, and all of Phases 1 through 9 below (including sub-items 1-10 of Phase 9), constitutes the "phasing program" for the Salk development for purposes of San Diego Municipal Code Section 126.0108(b)(2). Following is a listing of the phases commencing with those completed to date:

Phase 1

On March 1, 1961, the City of San Diego approved Conditional Use Permit 3841 which provided for the buildout of three main building programs and reserved several areas of the property for "Future Development". From 1961 to 1965, the City approved five amendments to CUP 3841, in particular adding a landscape plan for the buildout of the property.

Phase 2.

Construction of the original Salk-Kahn building was completed in 1965, as was the perimeter landscape planting.

Phase 3

On January 9, 1979, the City Planning Commission approved an amendment to CUP 3841 to accommodate the Cancer Research Animal Facility south of the original Salk-Kahn building.

Phase 4

The Cancer Research Animal Facility underground building was constructed south of the Kahn-Salk building in 1979.

Phase 5

On October 17, 1985, the City of San Diego approved CUP 85-0589, effectuating an exchange of roughly 2.5 acres of land to accommodate the City's construction of a sewer pump station at the westerly end of the South Peninsula.

Phase 6

CDP 90-1140 was approved on May 30, 1991 to accommodate the construction of the existing East Building.

Phase 7

The East building was constructed in 1995.

Phase 8

An expansion of the Cancer Research Animal Facility was completed in the late 2001 based on a determination by the City that the project was in substantial conformance to CUP 3841 on May 8, 1998.

Phase 9

This application for a Coastal Development Permit, Site Development Permit, Planned Development Permit, Amendment to Conditional Use Permit, MHPA Boundary Adjustment and Vesting Tentative Map accommodates the City's request that the Institute provide a revised "Master Plan" of development for the further buildout of the property to its allocation of 500,000 square feet of scientific research space as approved in the University Community Plan.

Continued phasing of the full buildout of the Salk property under these development approvals is outlined below. Completion of Phases 1 through 8 described above or completion of any one or more of the numbered items below shall be sufficient to "utilize" and thereby vest each of the above new development approvals in accordance with San Diego Municipal Code Section 126.0108.(b)(2). This sequencing is not intended to define, nor does it dictate a specific order of priorities. It is intended only to suggest one of a possible number of sequences for the full buildout of the property. Specific sequencing and timing for the buildout of the campus will depend on future demands arising from new and evolving scientific programs, advances in technologies, availability of parking and, the Institute's needs, and most importantly, availability of capital funding.

Future Phasing of the full buildout of the Master Plan could be as follows:

1. MMP Entitlement Payment or Property Transfer.

Payment of the endowment of \$44,500 to implement the Habitat Management Plan thereby "utilizing" these new development permits in accordance with San Diego Municipal Code Section 126.0108.(b)(2).

2. Traffic Installment Payment

Payment of an initial installment of \$50,000 towards the mitigating the traffic impacts at the I-5/Genesee Avenue interchange, thereby "utilizing" these new development permits in accordance with San Diego Municipal Code Section 126.0108.(b)(2). This installment will be applied against the initial building permits issued for the project in accordance with Table 9-9, in the Transportation Analysis for the project dated September 20, 2006, until such time as the \$50,000 is exceeded, at which time payment of the remaining traffic mitigation fee will be provided for each subsequent building permit.

3. Final Map Recordation

Recordation of the final map, or the first phased final map consistent with the Vesting Tentative Map for the property, to the extent a Vesting Tentative Map is submitted and approved, thereby "utilizing" these new development permits in accordance with San Diego Municipal Code Section 126.0108.(b)(4)

4. Greenhouse Relocation

New greenhouses will be relocated from the temporary building location to a site south of the existing East Buildings. They will be conveniently placed in proximity to the laboratory spaces.

5. North Lawn Core Facility, Mechanical Room and Equipment Shops

The North Lawn Core Facility, Mechanical Room and Equipment Shops are required to provide additional specialized research laboratory space, locations for shared equipment and workshop area for maintenance staff. Both projects will be underground and adjacent to each other. Their footprints will not displace existing parking. No additional parking will be required as a result of these projects. The existing temporary shops building at the southeast corner of the project will be removed as a part of this project.

The demolition of the "temporary" buildings, located at the east side of the North Mesa is a priority for the Institute. The relocation of their current research functions will be possible within 12 months of the issuance of the first certificate of occupancy of the North Lawn Core Facility.

6. North Peninsula Underground Parking Structure

The underground parking structure will be built with the intent to provide the required parking needs of the Salk Community Center. It should employ an efficient and cost-effective circulation strategy which may include speed ramps and parking on sloped floor levels. This structure will be classified as S-4, thereby relying on light wells and perimeter openings to provide daylight and natural ventilation on all three levels. Two exit stairwells and elevator shafts will be provided in order to meet exiting requirements.

7. Salk Community Center

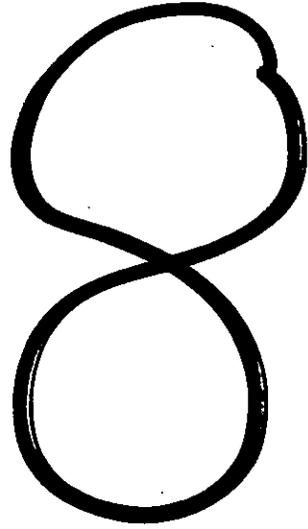
A building, which could be built in phases, will house spaces that will support the Scientific Research activities on the campus, including but not limited to: Dining Facilities, Offices for Administrative groups, Places for Meeting, and Garden Courts.

8. Torrey East Lab Building and Underground Parking Structure

The Torrey East Underground Parking Structure and Torrey East Laboratory Building will occupy the footprint of the existing parking lot east of the East Buildings and the footprint of the existing shops at the south-east end of the campus. The Torrey East Building is required in order to accommodate the projected growth of staff and research at the Institute. The parking structure is necessary in order to meet the parking requirements associated with the build-out of this building.

The demolition of the "temporary" buildings, located at the southeast corner of the Torrey East Building site will be possible upon start of construction of the Torrey East Building and Parking Structure

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8. PERMIT IMPLEMENTATION

The Campus Master Plan that embodies these Design Guidelines and the Development Permits, constitutes a document that is endorsed by the Salk Institute and represents the vision set forth by Dr. Salk and Louis Kahn in the original Master Plan (CUP 3841), addresses the Institute's Goals, and serves as the basis by which all future development of the campus will be guided.

The Development Permits outline the development of the remaining portion of the 500,000 square foot allocation for Scientific Research and support space as approved in the University Community Plan. The goals and objectives of the Campus Master Plan, these Design Guidelines, and the Development Permit application acknowledge that the site is in the Coastal Zone and that biologically sensitive lands exist. The Campus Master Plan has been developed to address these conditions and the needs of the Institute. Approval of the Development Permits by the City will set the framework from which individual projects will be evaluated prior to issuance of building permits and will serve as the basis for design of the projects included in this Master Plan update.

Once the Development Permits are approved by the City, applications for building and grading permits for the North Lawn Core Facility, Mechanical Room and Equipment Shops, the Greenhouses, the Torrey East Building and Parking projects can be processed by the City for without further discretionary approval or substantial conformance review, so long as the applications reflect a design consistent with the documentation approved under these Campus Master Plan Design Guidelines and the Development Permits. Should City Staff not find the proposed building or grading permit application for a future project to be consistent with these Design Guidelines and the Development Permits, the applicant shall then file with the City of San Diego, an application for an amendment to the applicable Development Permit and the Campus Master Plan, or shall modify the permit applications so that the City Staff can find them in conformance with these Design Guidelines and the Development Permits.

The Salk Community Center and the North Peninsula Underground Parking Structure must be submitted for Substantial Conformance Review by City Staff prior to application for grading or building permits. The Substantial Conformance Review Process will be handled as a Process Two review, consistent with City policy for Substantial Conformance Review applications in the Coastal Zone. Should City Staff not find the proposed project to be in Substantial Conformance with these Design Guidelines and the Development Permits, the applicant shall then file with the City of San Diego, an application for an amendment to the applicable Development Permit(s), and the Campus Master Plan.

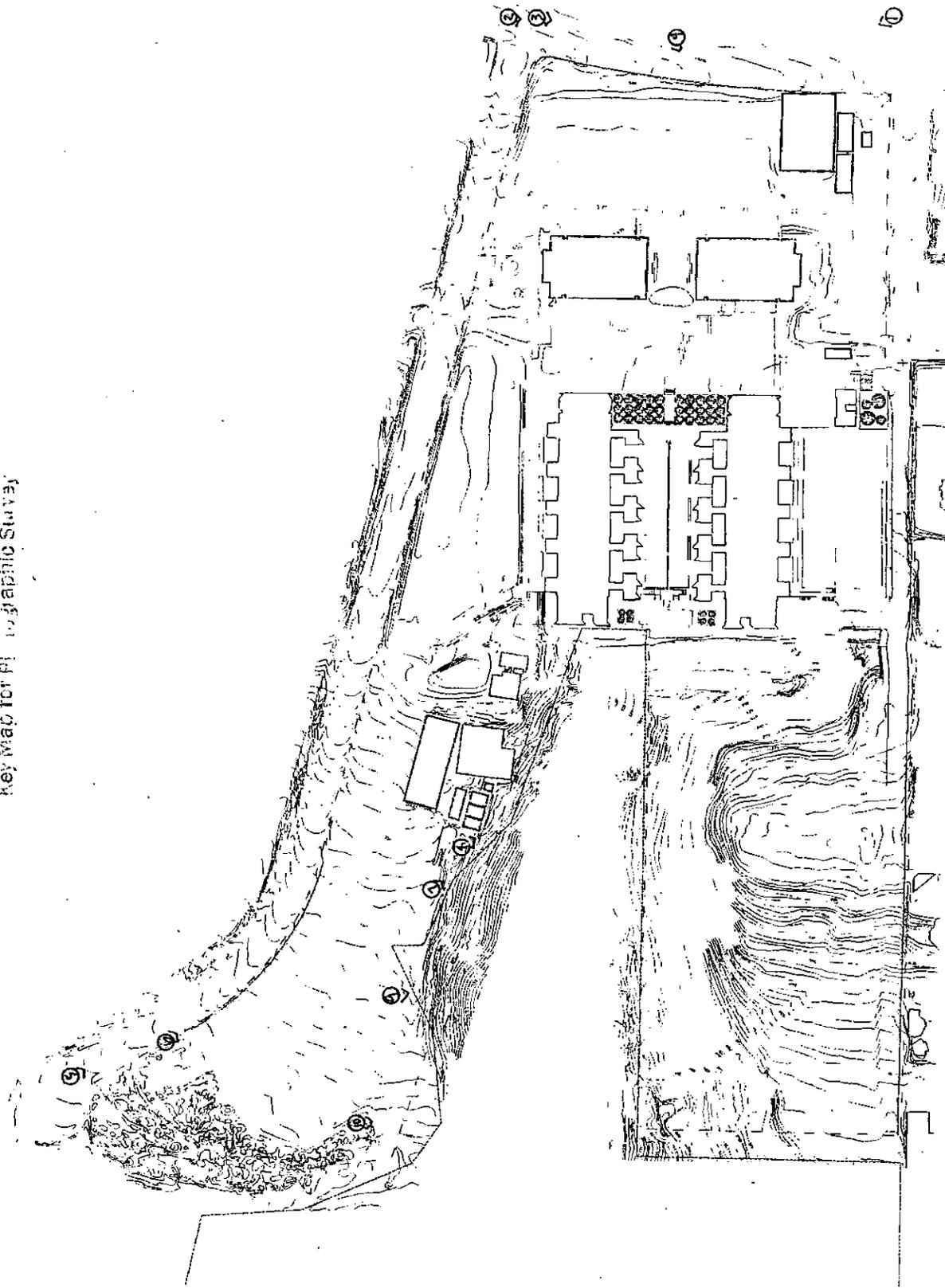
The grading and building permit applications for each of the buildings within the Development Permits shall be submitted to the City's Historic Resources Board staff for the determination that the applications are consistent with the Secretary of Interior Standards listed in Section 1 of these Design Guidelines.

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Key Map for Photographic Survey



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Southeast Corner of Site

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Northeast Corner of Site

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View from Torrey Pines Scenic Drive

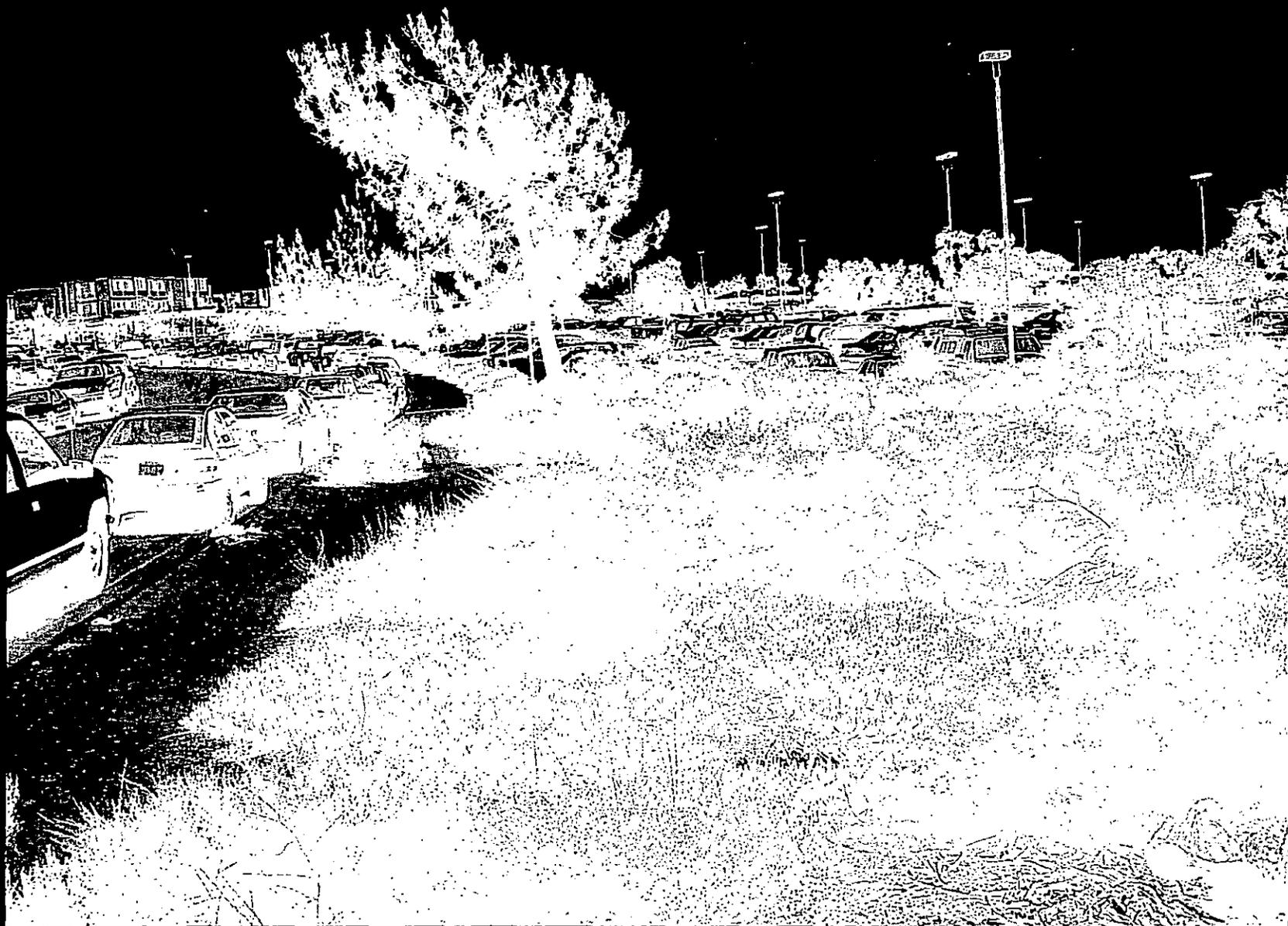
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View of North Torrey Pines Road

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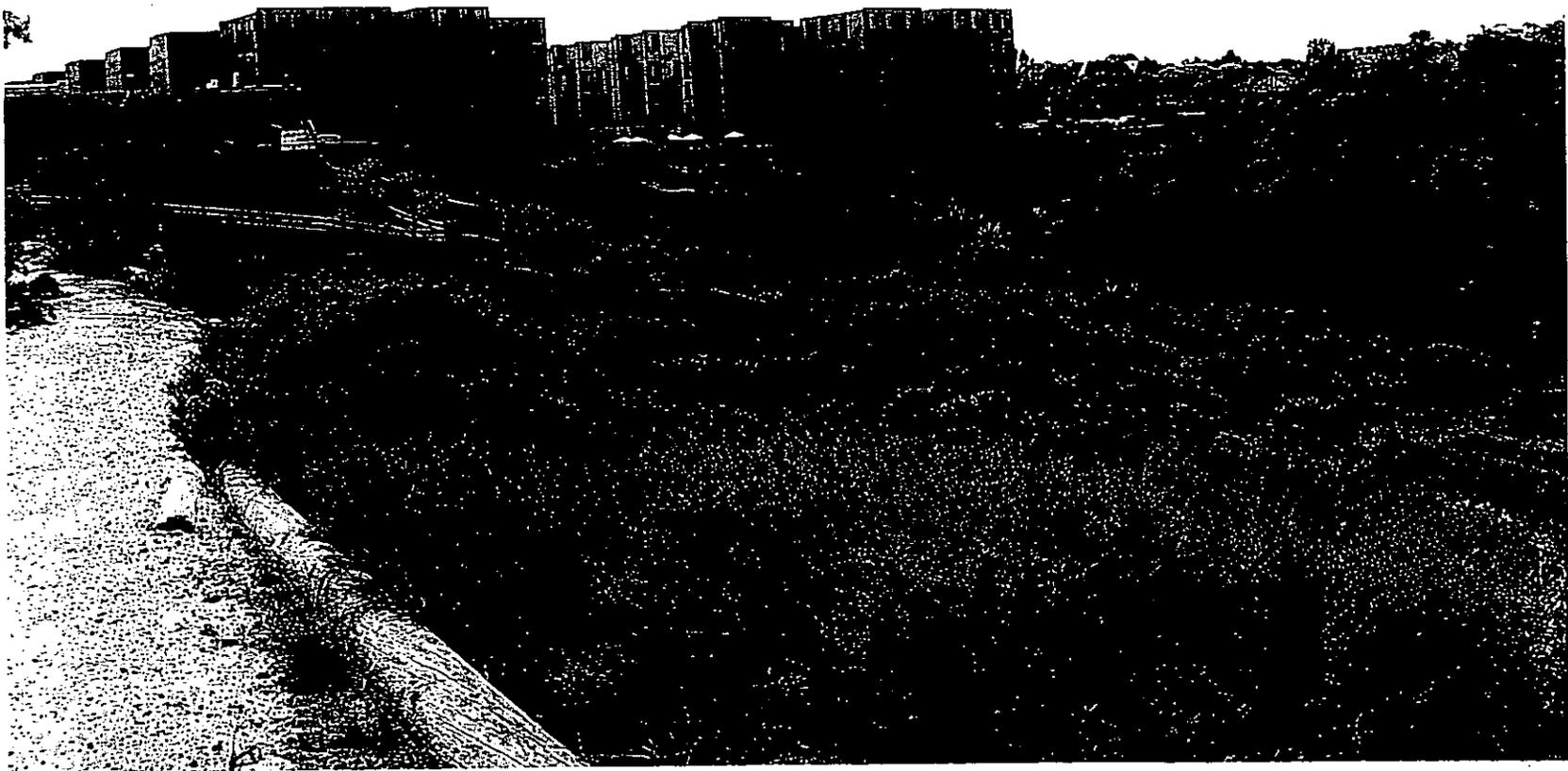
North Canyon Rim Parking

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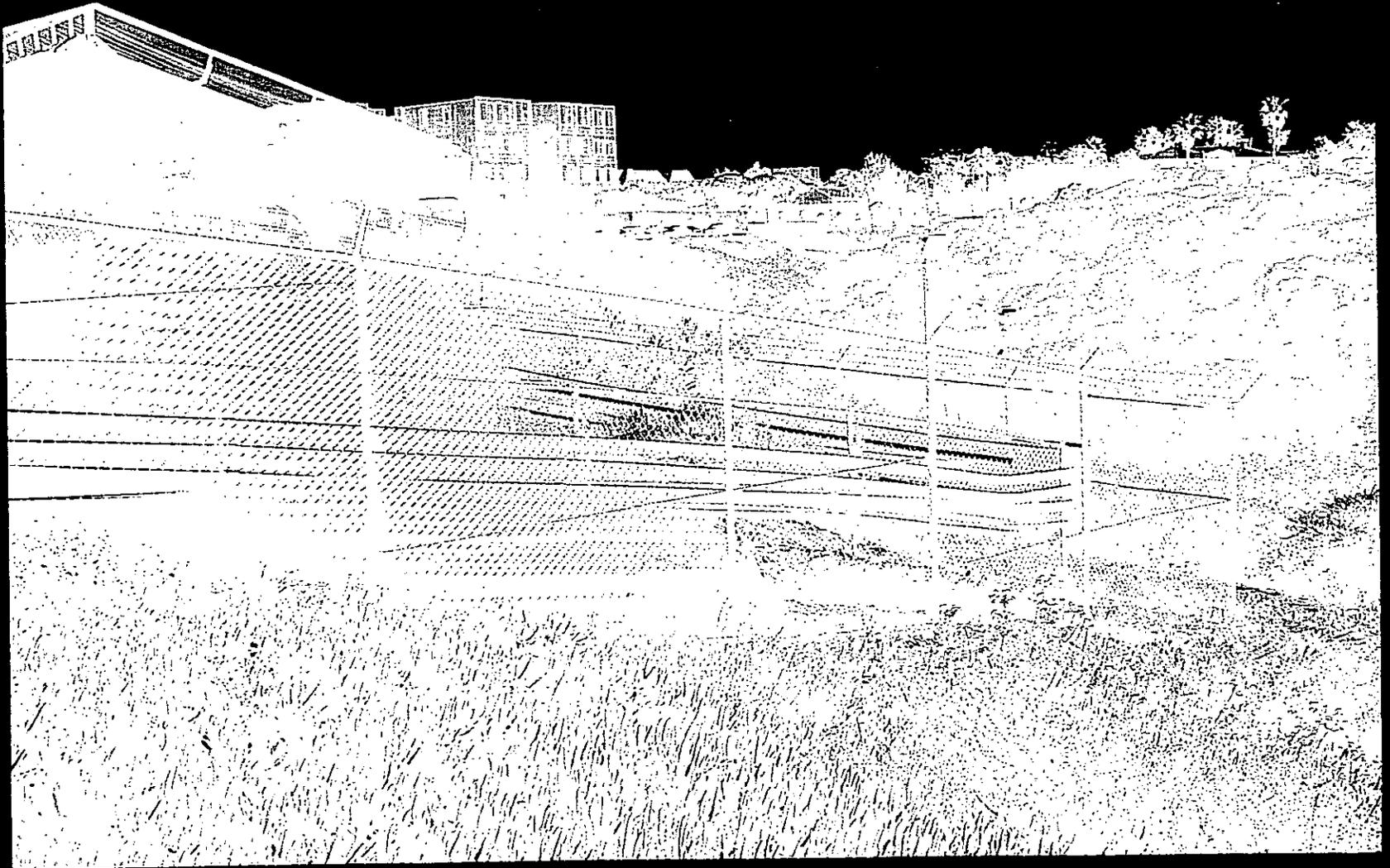
North Canyon Rim Parking

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View of Laboratory Towers

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Greenhouses

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Neighboring Residence along Salk Institute Road

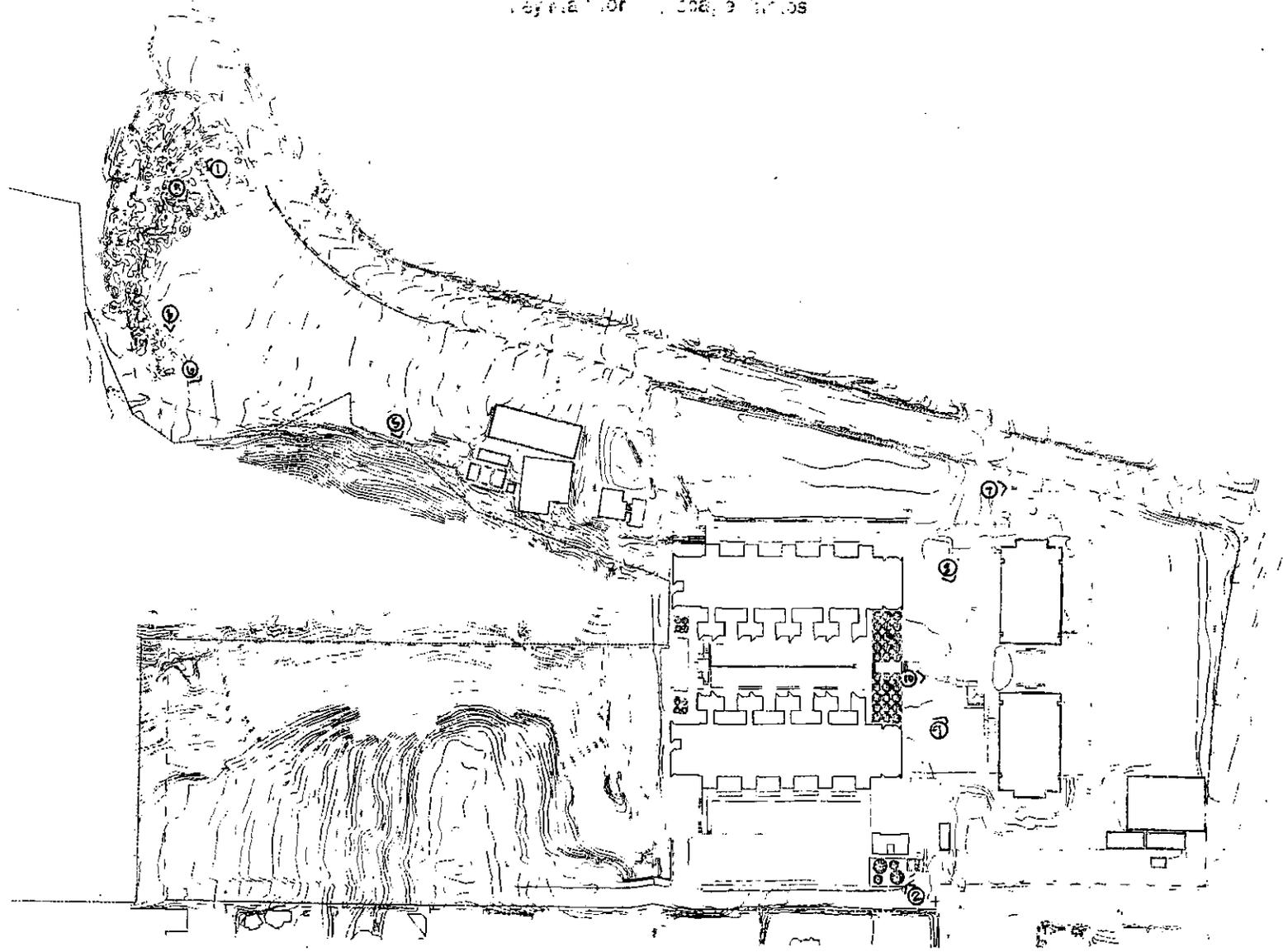
000070



View of South Peninsula from North Canyon Rim

1 of 12 10/10/08 9:10:08

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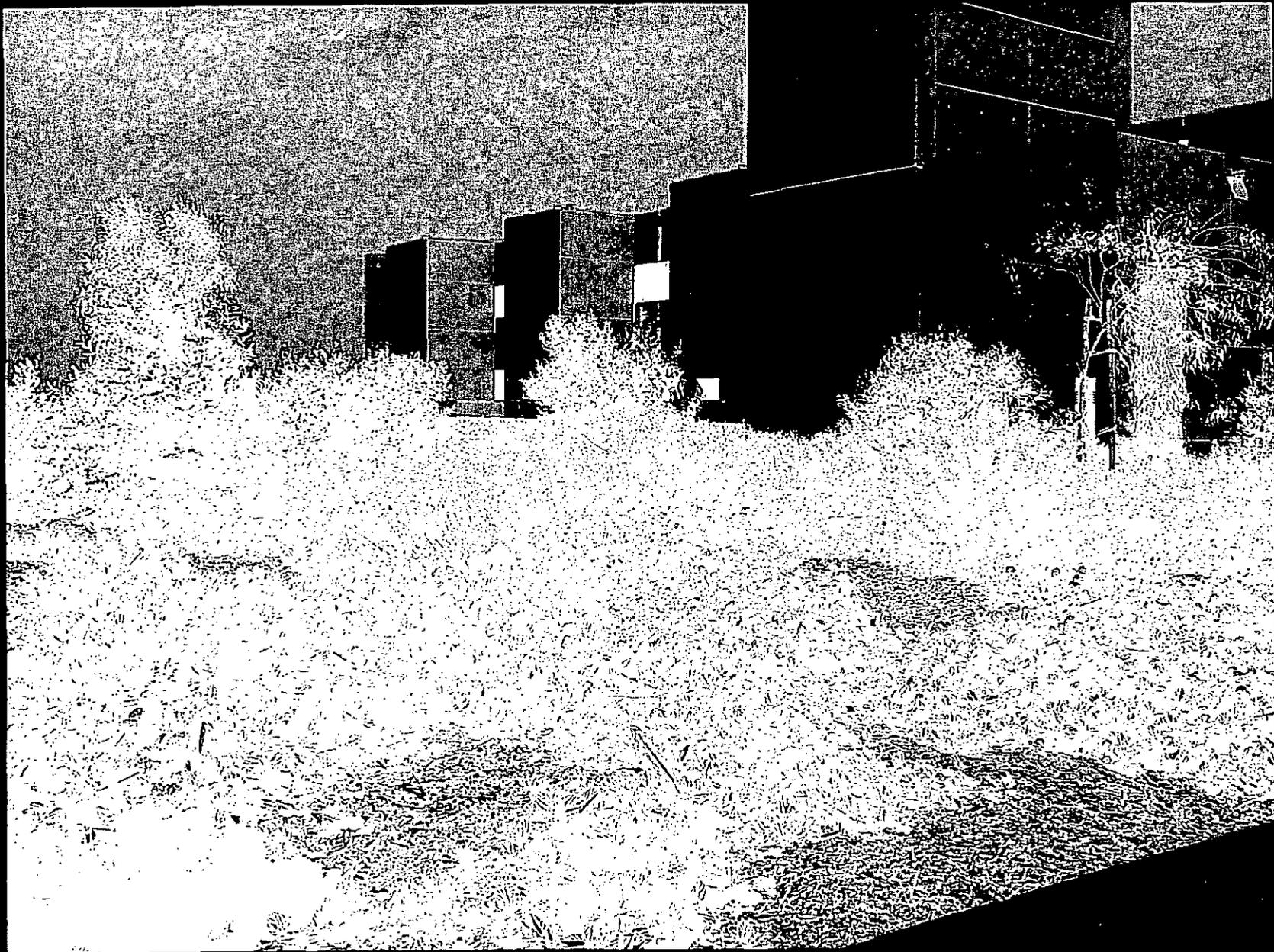


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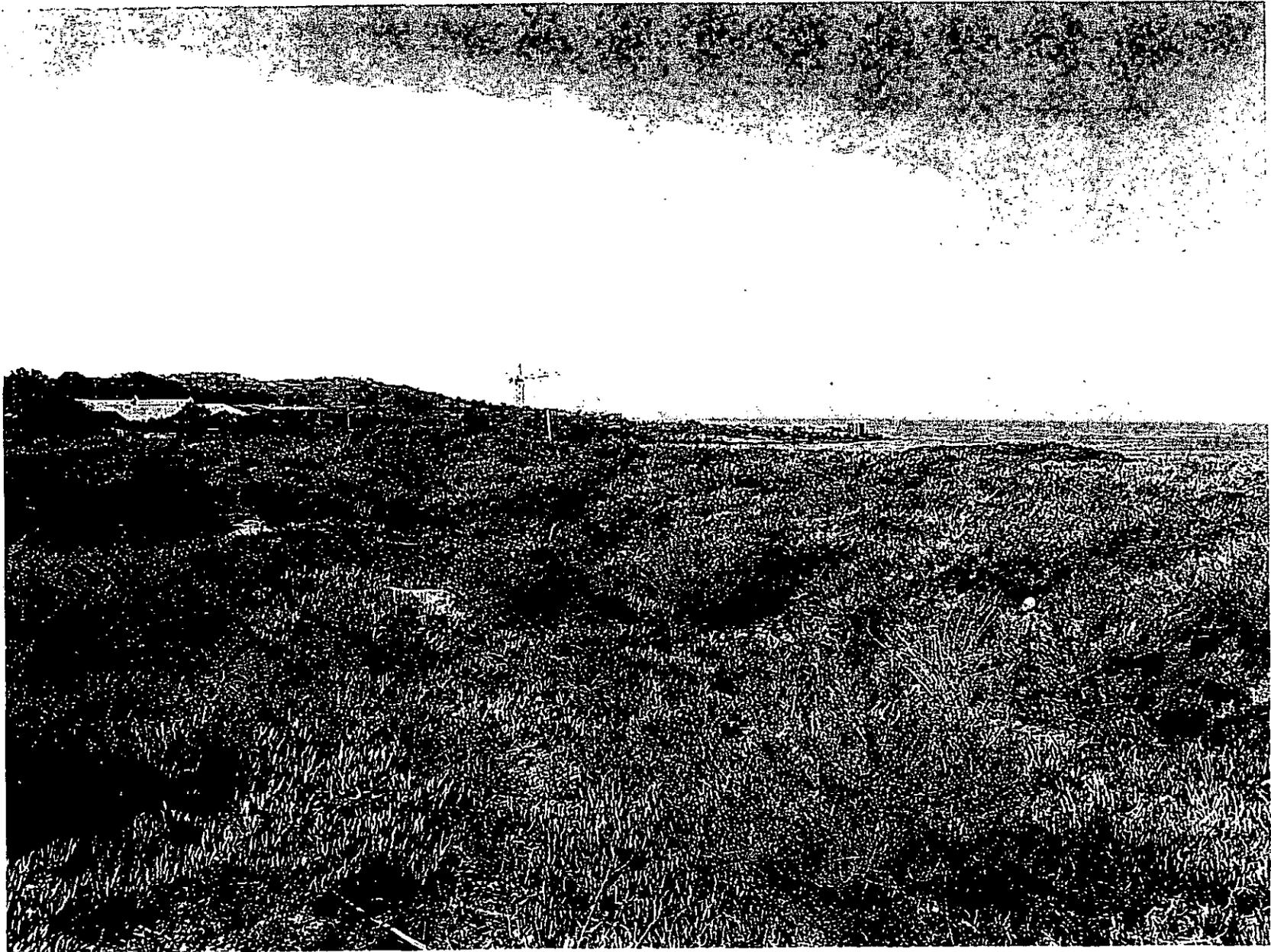
Northwest Peninsula

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Landscape at South Lawn

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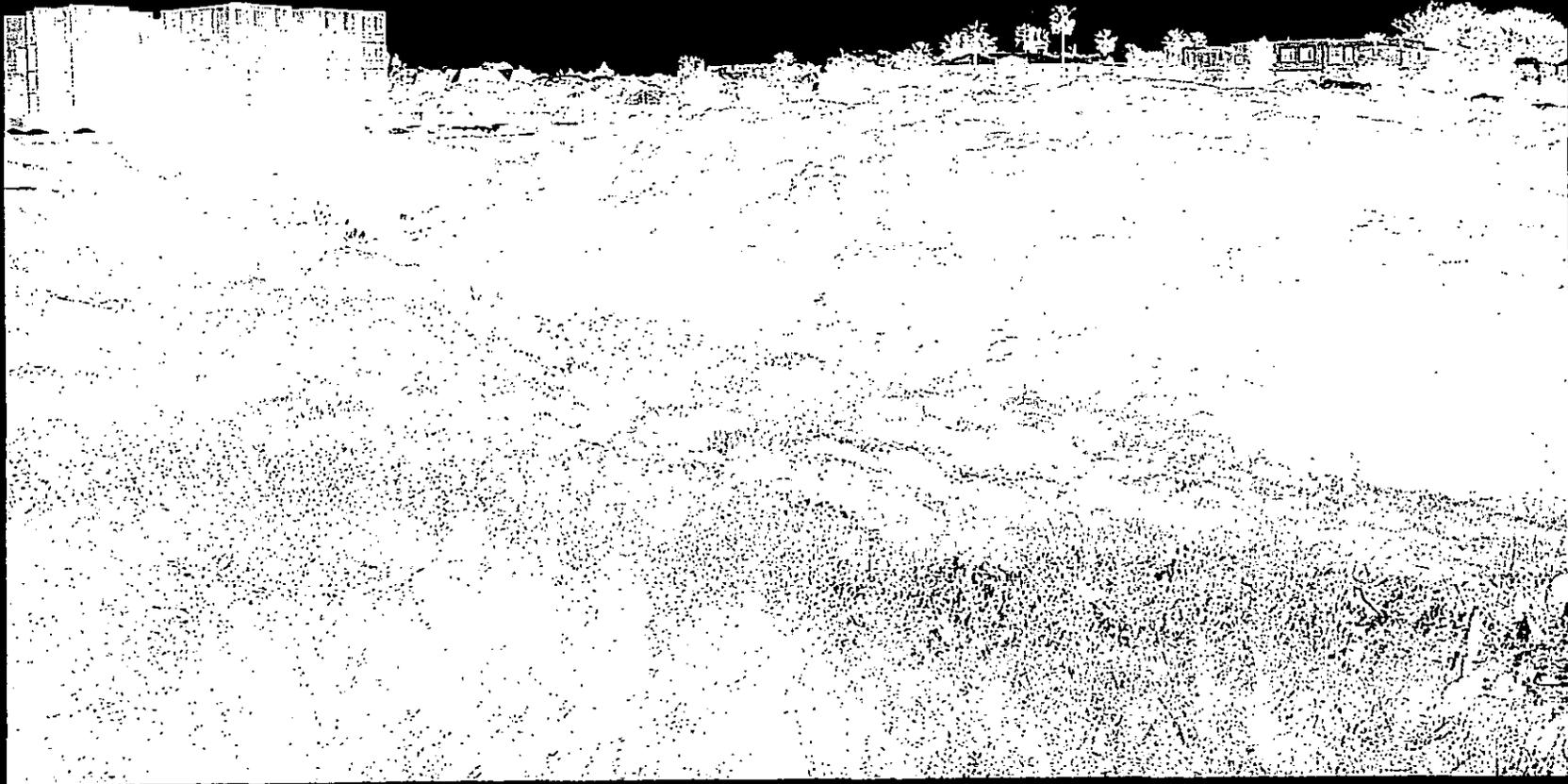
View Looking Southwest



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Landscape at Northwest Corner of Site

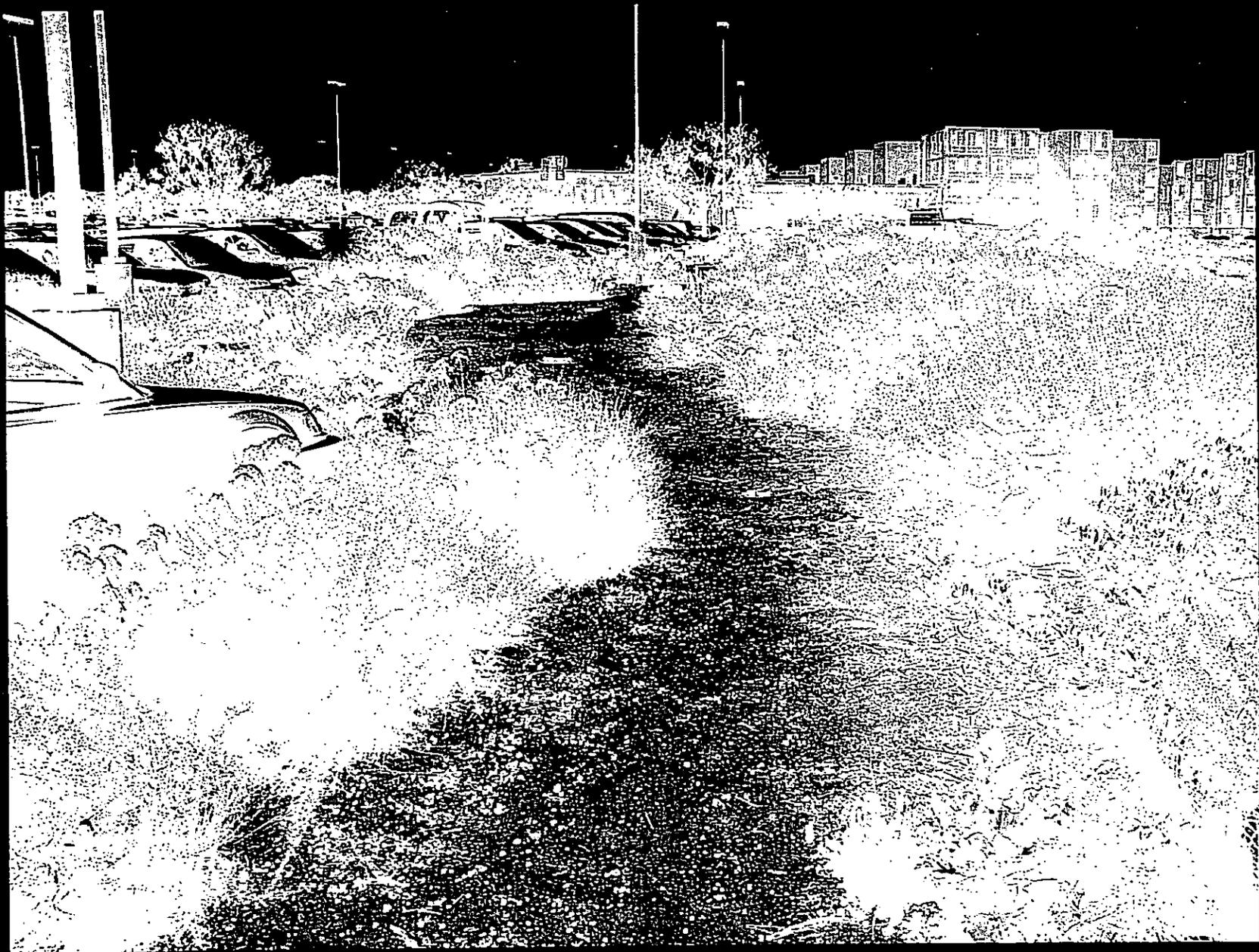
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Canyon

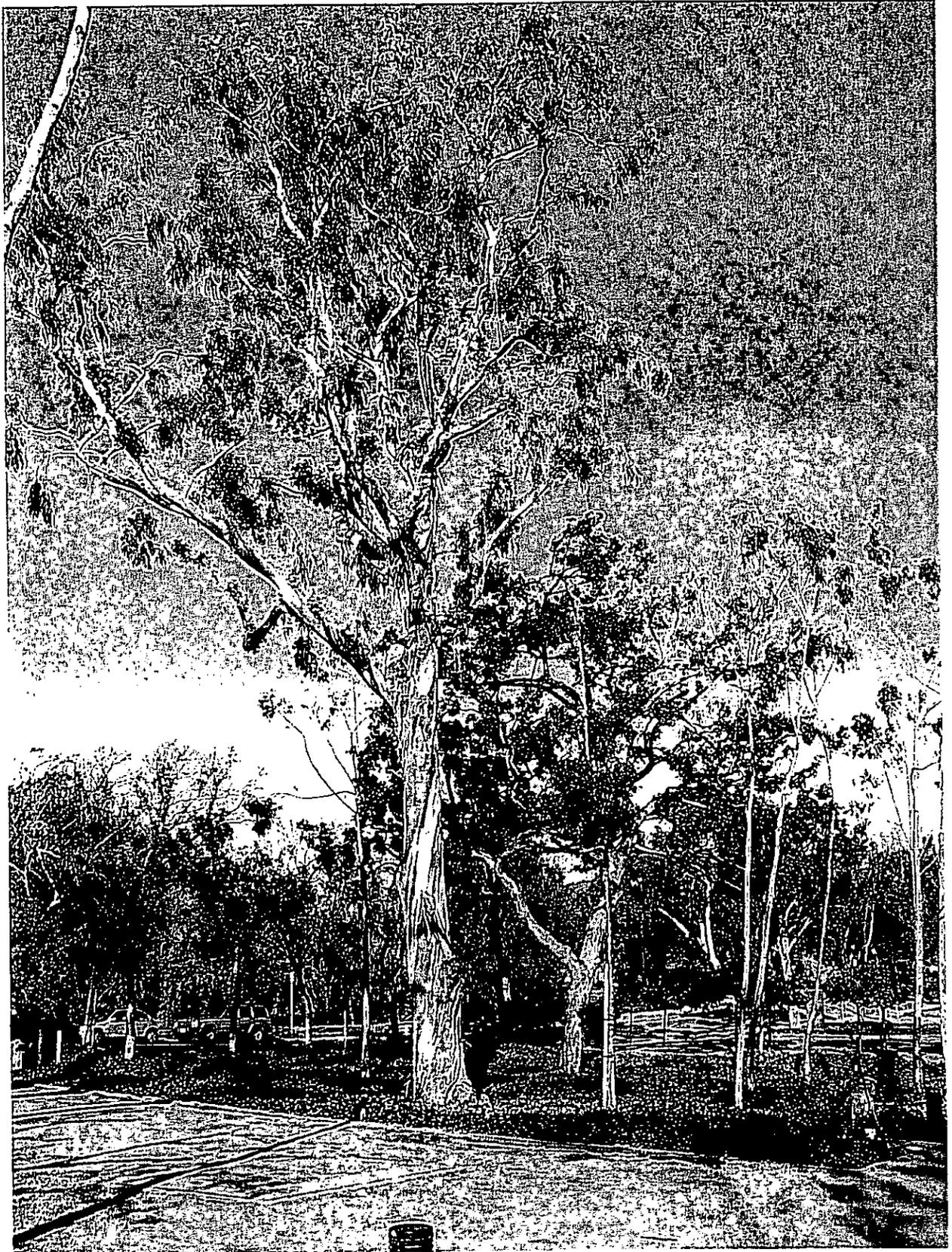
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Landscape along Canyon Rim

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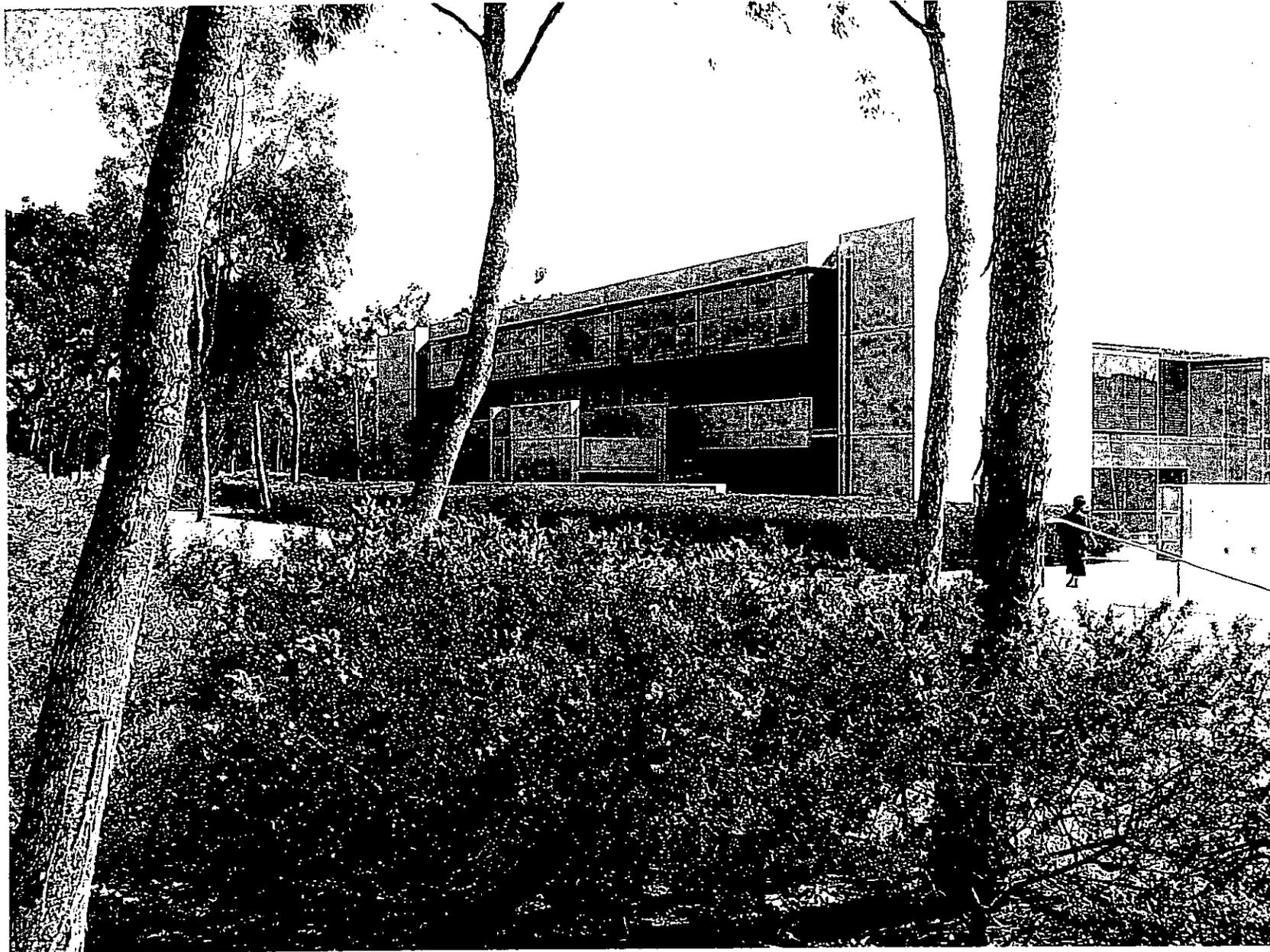
Trees along North Pines Scenic Drive



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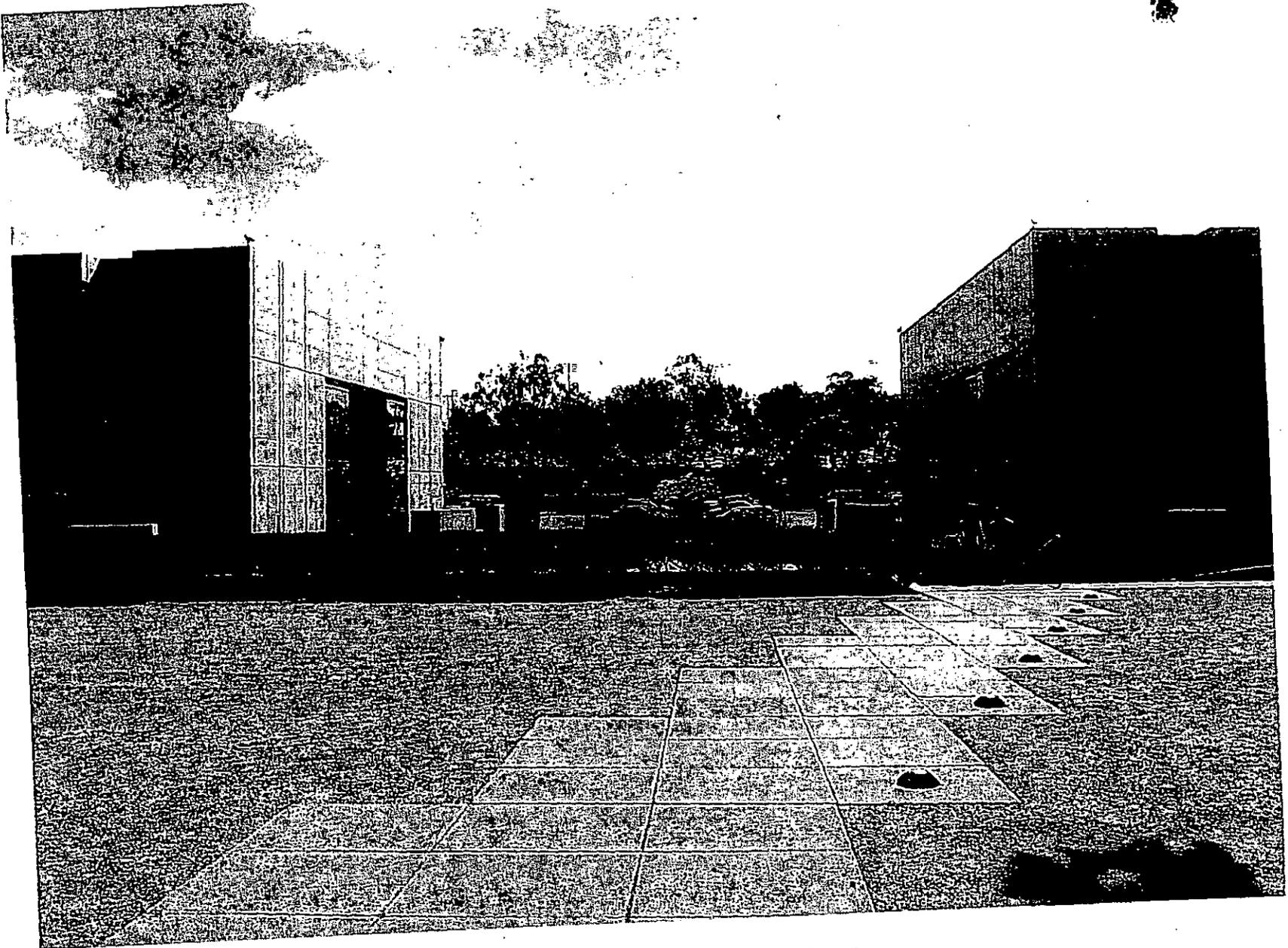
Landscaped Seating Area

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Landscaped Edge of East Buildings

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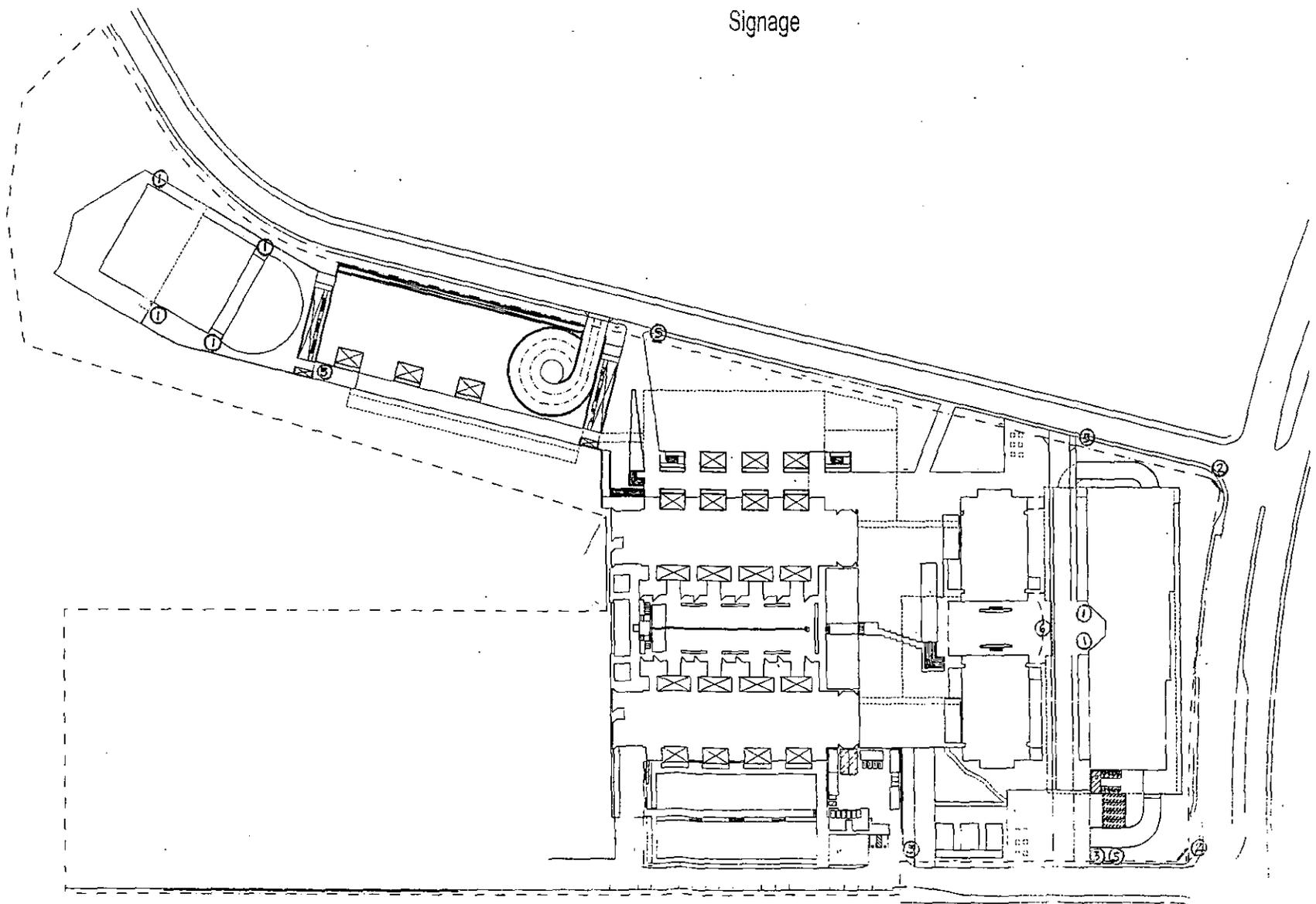


Hardscape at Pedestrian Paths

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Signage



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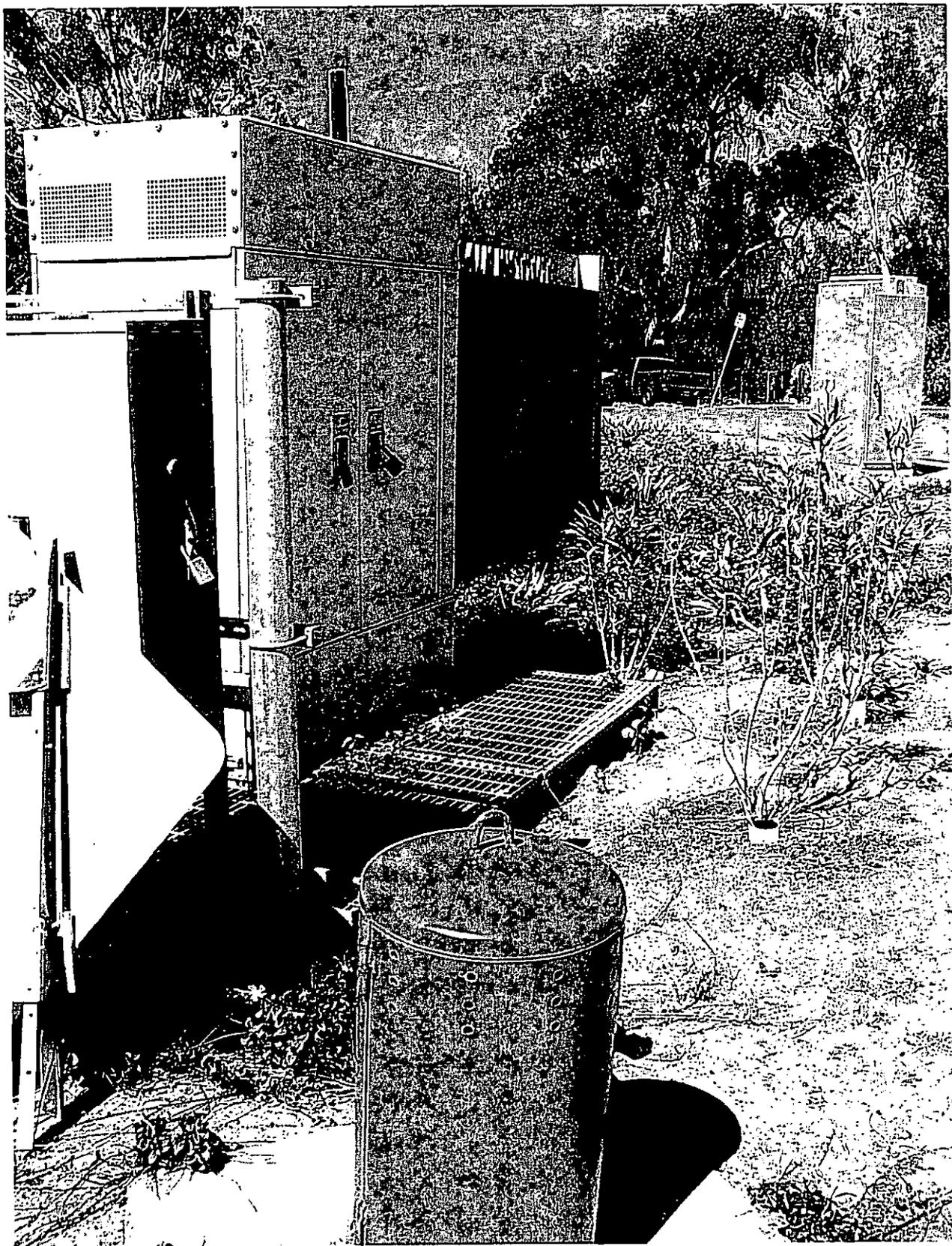
East Building Signage

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Entry Signage

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Utilities at Entry Signage

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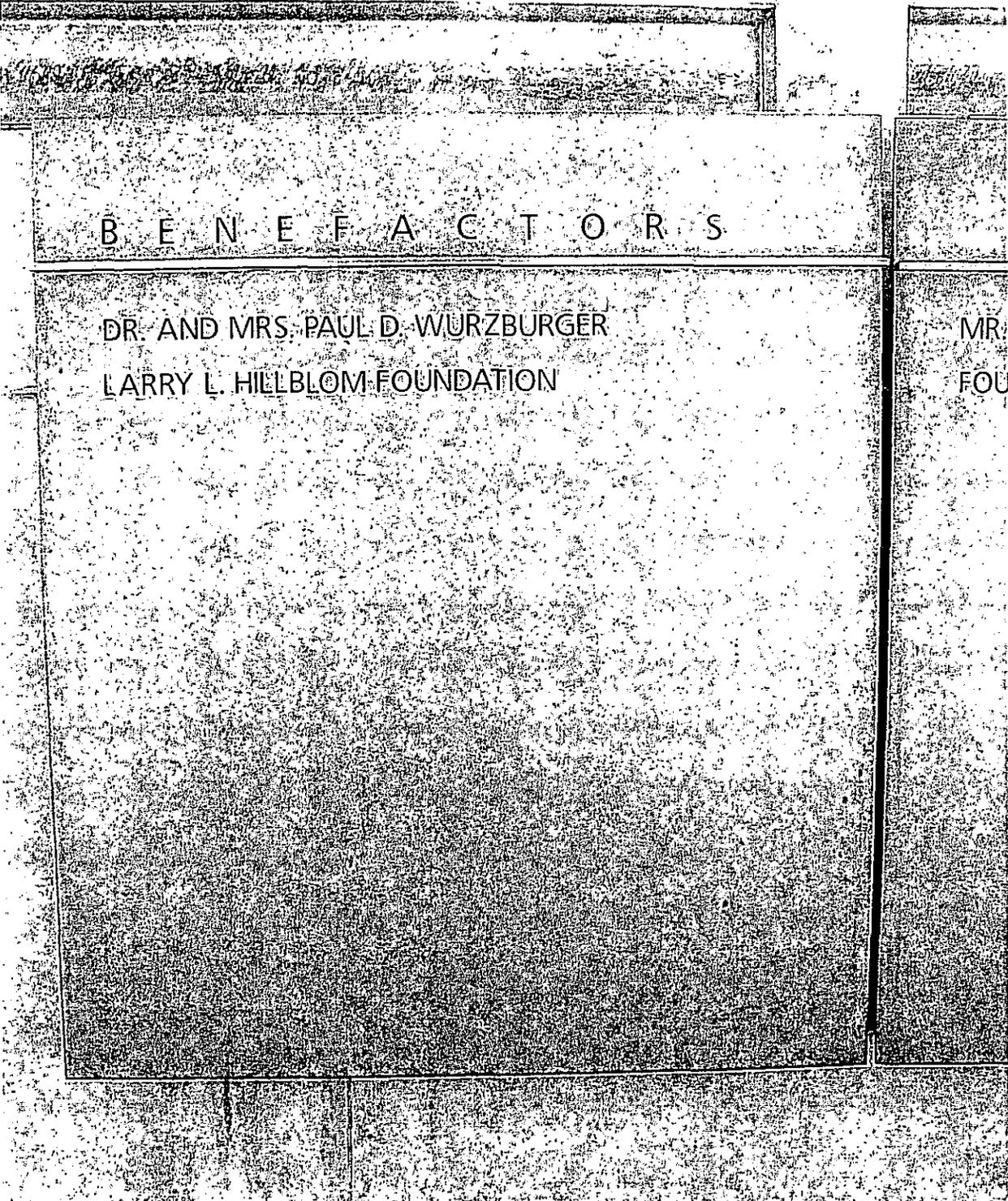
Utilities at Entry Signage

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Directional Signage

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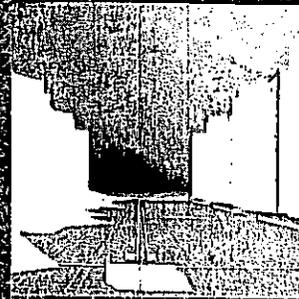
B E N E F A C T O R S

DR. AND MRS. PAUL D. WURZBURGER
LARRY L. HILLBLOM FOUNDATION

MR.
FOU

Donor Signage

000590



THE SALK INSTITUTE

Signage Program

January 1996

Debra Nichols Design
San Francisco, California

000091

1. Goals and Organization
2. Sign Type List
3. Location Plans
4. Directional Signs
5. Code Signs
5. Donor Signs
7. Informational Signs
8. Site Key Plan
9. Budget

Table of Contents

17 January 1995

THE SALK INSTITUTE
Signage Program

Debra Nichols Design
San Francisco, California

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SIGNAGE MASTERPLAN GOALS AND ORGANIZATION

The overall goals for this study are to propose signage for The Salk Institute which:

- identifies
- informs
- directs
- recognizes donors

This proposed signage places emphasis on *organizing the information in a hierarchy.*

The goal is to provide a consistent approach to identification and direction to facilities and areas. This information is provided at locations which are decision points. The information has been developed and located with the following user groups in mind:

- persons attending a meeting
- business visitors
- tourists
- service
- staff

The proposed sign types are organized within four categories:

- directional signage
 - vehicular and pedestrian
- code signage
 - compliance with ADA and California regulations
- donor recognition
 - centralized and decentralized
- informational signage

PROGRAM OVERVIEW

The signage system addresses the need to create a distinct and refined vocabulary of graphic elements which unite the facilities of the Institute through a cohesive sign system. The graphic elements should extend and compliment the forms and materials of the architecture of the Institute.

The system of placement of these sign elements has been carefully coordinated with the architecture, both interior and exterior. Emphasis has been placed on collecting information at key points, thus avoiding a cluster of signs throughout the Institute. As a visitor approaches and travels through the Institute, signage occurs at the entrances and major decision points.

A series of signs exist for both vehicular and pedestrian traffic. Vehicular signage within the Institute lists destinations and directs visitors to those destinations or to parking areas. The first-time guest is directed to the East Center Reception Area while the staff and business visitors are routed to their designated parking areas.

Pedestrian signage occurs at the two major entrances, from the parking areas, one at the existing laboratories and two at the East

Center. Pedestrian signage at the curved walls to the East Buildings provide additional information about destinations and an orientation map of the entire complex.

The donor program consists of a prototypical sign type and placement which can be implemented as needed. Special site-specific donor conditions inspire unique designs and placements.

FORMAT

Proposed signage for the Institute is located on the site and architectural plans. The plans are located in this document after the Sign Type List. "Bullets" on the plans show approximate locations.

The sign types are supported by elevation diagrams showing hypothetical placement. These diagrams do not represent a proposed design of the signs, only a relative scale and proposed organization of messages. Donor recognition messages are hypothetical.

Design and specific placement would be developed in the design phase, working with the message schedule from the programming phase.

Goals and Organization

17 January 1995

THE SALK INSTITUTE
Signage Program

Debra Nichols Design.
San Francisco, California

000093

Directional

- A. Primary Site ID
- B. Secondary Site ID
- C. Primary Vehicular Directional
- D. Secondary Vehicular Directional
- E. Pedestrian Directional
- F. Secondary Pedestrian Directional
- G. Directional at Curved Wall
- H. Site Plan at Curved Wall
- J. Room ID
- K. Lab Function ID
- L. Auditorium Events Board

Code

- M. Public Area Evacuation Map
- N. Staff Evacuation Map
- P. Stair ID
- Q. Public Area Restroom ID
- R. Staff Restroom
- S. Handicap Access
- T. Handicap Parking

Donor

- U. Carved on Existing Surface
- V. Wall-Mounted Plaque
- W. Professorial Studies Plaque
- X. Lab Donor ID
- Y. Chernow / Axelrod Genetics Lab
- Z. Wing ID
- AA. Burns Reception Center
- BB. List of Distinguished Benefactors
- CC. List of Benefactors, Patrons and Sponsors
- DD. President's Club
- EE. List of Guarantors
- FF. Partners in Research Society
- GG. Laboratory Technology Center ID
- HH. Sitting Area ID
- JJ. Post-Doctoral Study Carrel Donor ID
- KK. de Hoffmann Auditorium Seats Donor ID
- LL. Equipment Donor ID

Informational

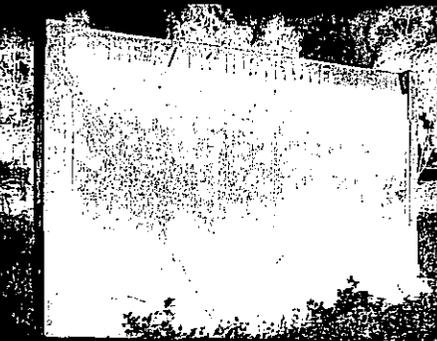
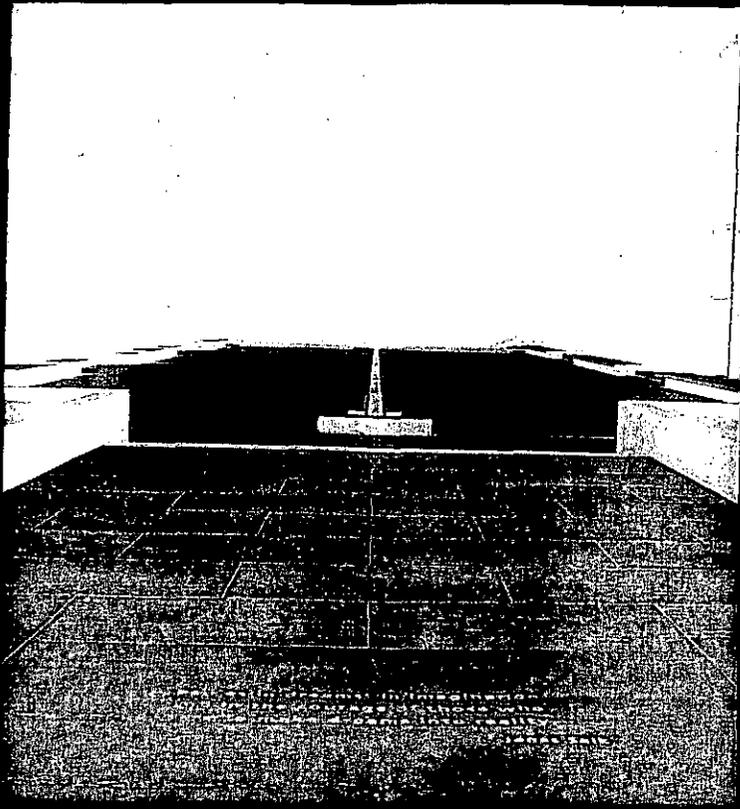
- MM. Human Resources Information Board
- NN. Security Graphics Standard
- PP. Historical Display
- QQ. Time Capsule ID

Sign Type List

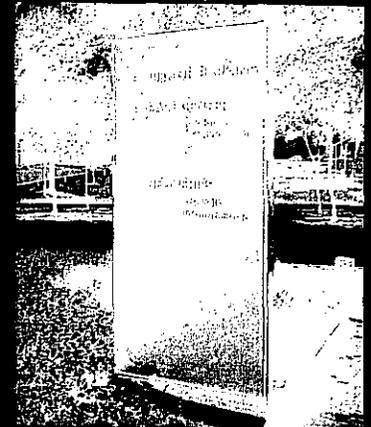
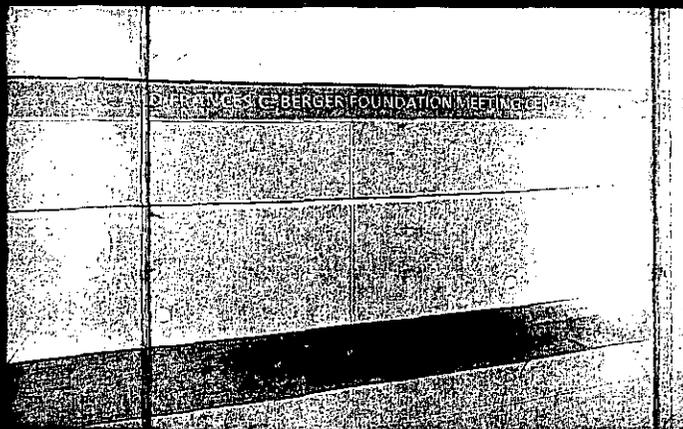
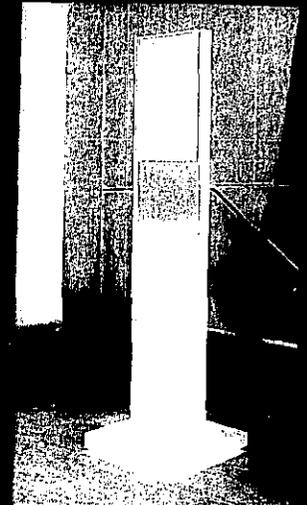
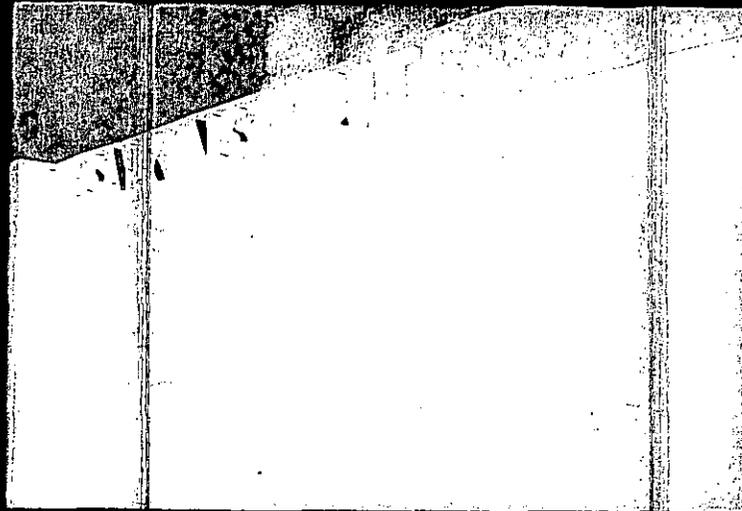
17 January 1995

THE SALK INSTITUTE
Signage Program

Debra Nichols Design
San Francisco, California



Design of comprehensive sign masterplan for the 200-acre landmark research campus. Graphics includes wayfinding system, vehicular and pedestrian signage, identification and extensive donor recognition program. The signage design reflects both the new and existing architecture through its construction and use of materials, which include carved travertine and stainless steel. This palette was expanded by subtle differences in the finishes of the stainless steel such as etch, sandblast and beadblast.



Debra Nichols Design
San Francisco

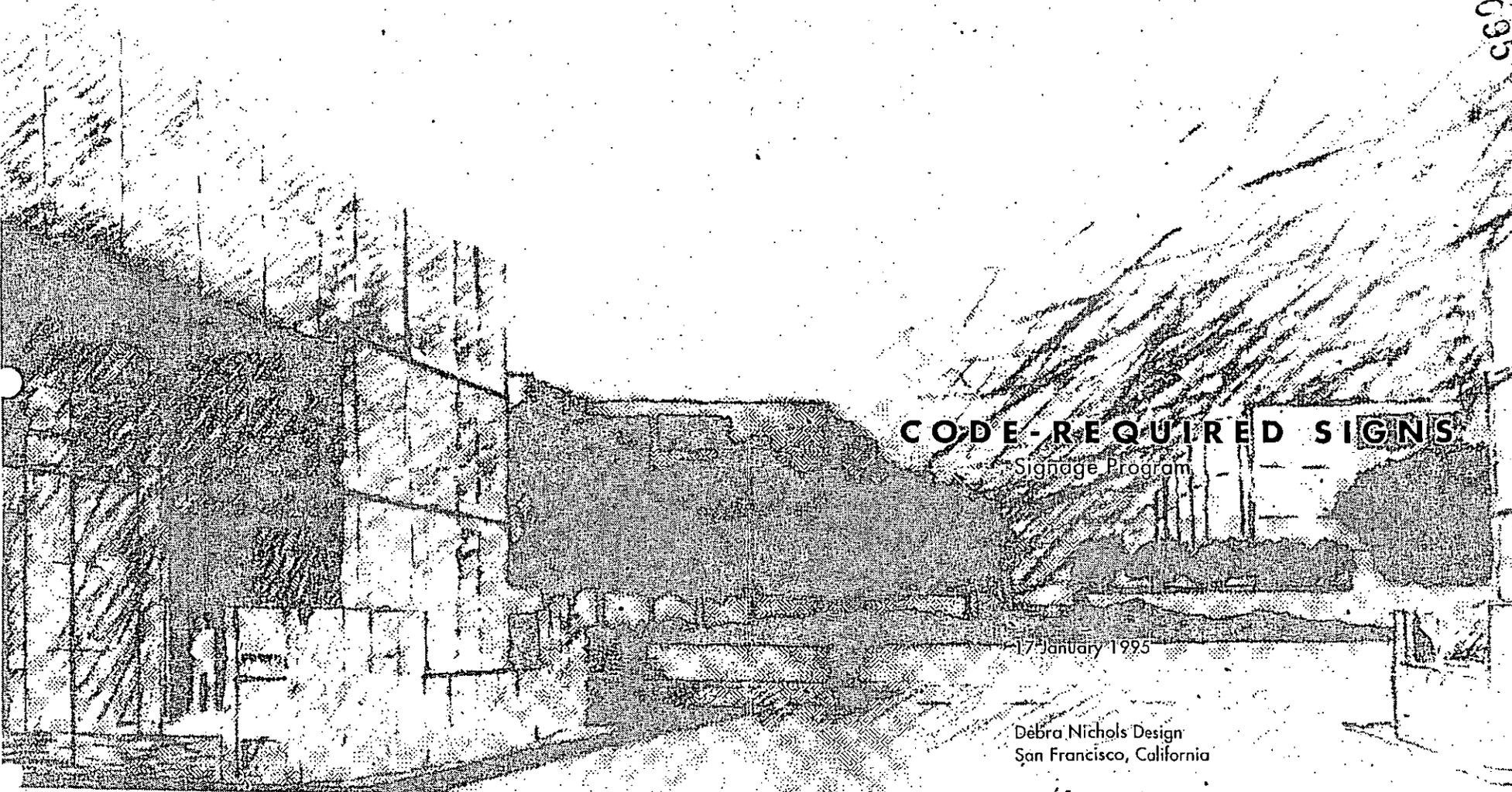
Salk Institute
for Biological Studies
La Jolla, California

Client:
The Salk Institute

Architects:
Anshev + Allen

0000094

000095



CODE-REQUIRED SIGNS
Signage Program

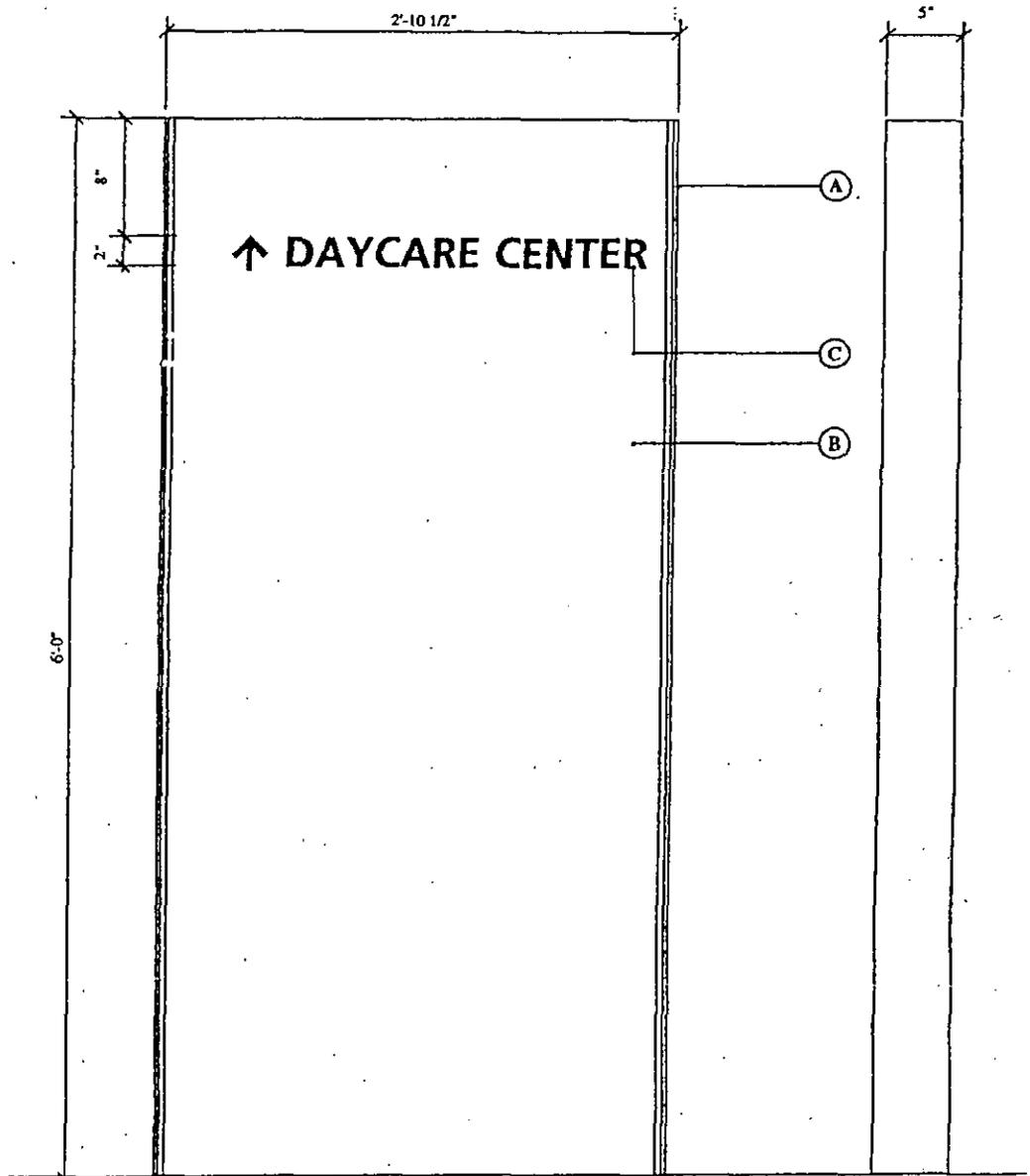
17 January 1995

Debra Nichols Design
San Francisco, California

000096

SIGN TYPES AA and BB

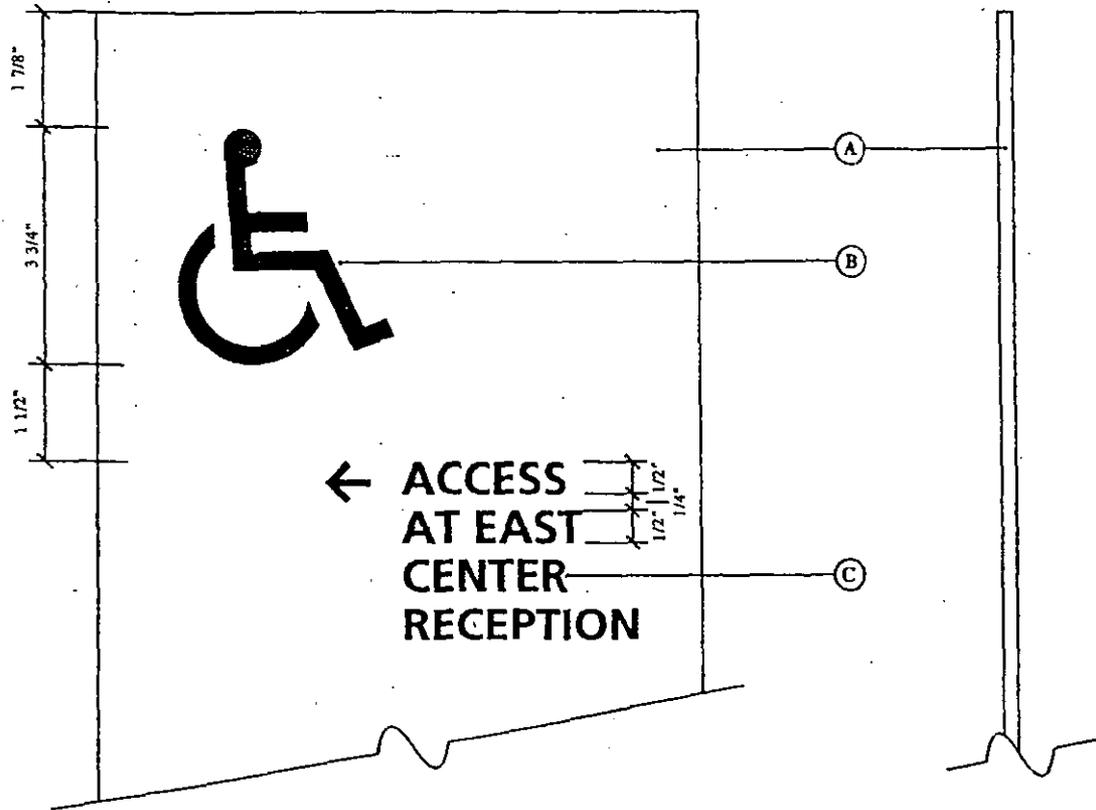
- A. Stainless steel "H" shape.
Brushed finish, vertical grain.
- B. Stainless steel panel, beadblast finish.
- C. Dark grey vinyl copy adhered to
stainless steel. Typeface is Frutiger Bold.



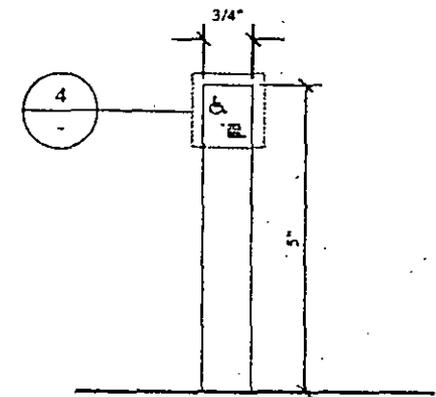
1
G.2 **DETAIL ELEVATION & SIDE VIEW: SIGN TYPE AA**
Scale: 1-1/2" = 1'-0"

SIGN TYPE DD

- A. 1/4" thick stainless steel panel, beadblast finish.
- B. Dark grey vinyl symbol.
- C. Dark grey vinyl copy. Copy shown for example only. Actual copy to be provided by owner. Type style is Frutiger Bold.



4 **DETAIL ELEVATION & SECTION: SIGN TYPE DD**
 G.2 Scale: Half Full Size



3 **ELEVATION: SIGN TYPE DD**
 G.2 Scale: 1/2" = 1'-0"

160000

000098

SIGN TYPE E

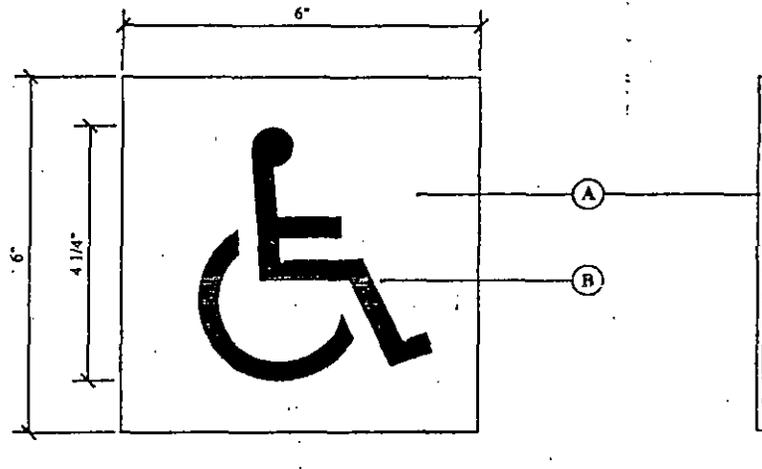
A. Copy carved into cement wall.
Typeface is Frutiger Bold.



11 **DETAIL ELEVATION: SIGN TYPE E**
G.2 Scale: 3" = 1'-0"

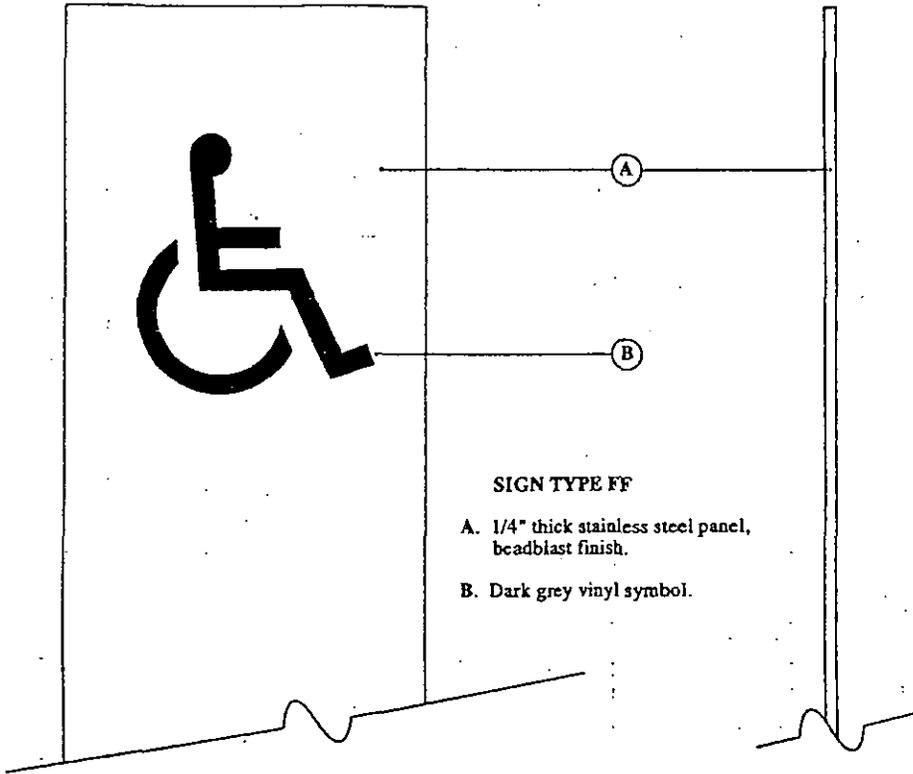
SIGN TYPE EE

A. 1/8" thick stainless steel panel, beadblast finish. Pin-mounted to concrete surface.
B. Dark grey vinyl symbol.



5 **DETAIL ELEVATION AND SECTION: SIGN TYPE EE**
G.2 Scale: Half Full Size

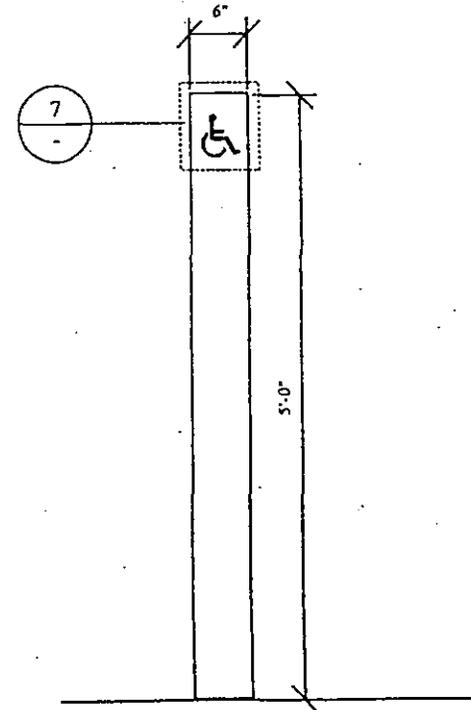
000039



SIGN TYPE FF

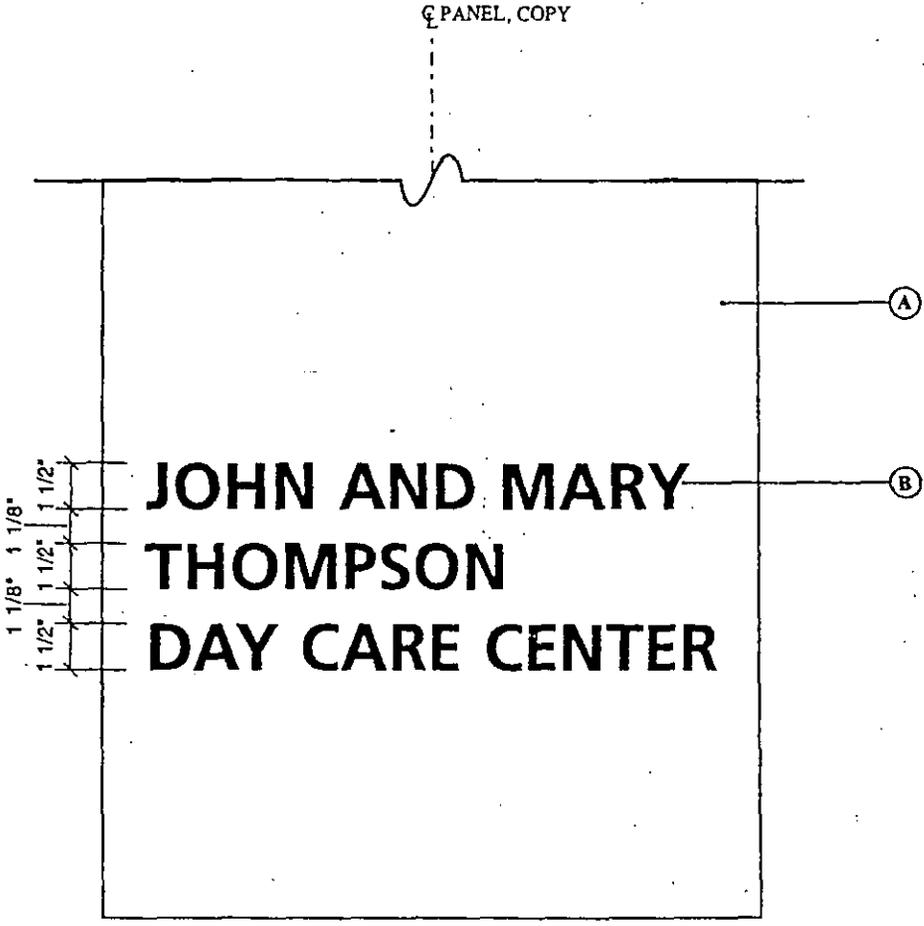
- A. 1/4" thick stainless steel panel, beadblast finish.
- B. Dark grey vinyl symbol.

7 **DETAIL ELEVATION & SECTION: SIGN TYPE FF**
G.2 Scale: Half Full Size



6 **ELEVATION: SIGN TYPE FF**
G.2 Scale: 1" = 1'-0"

001000

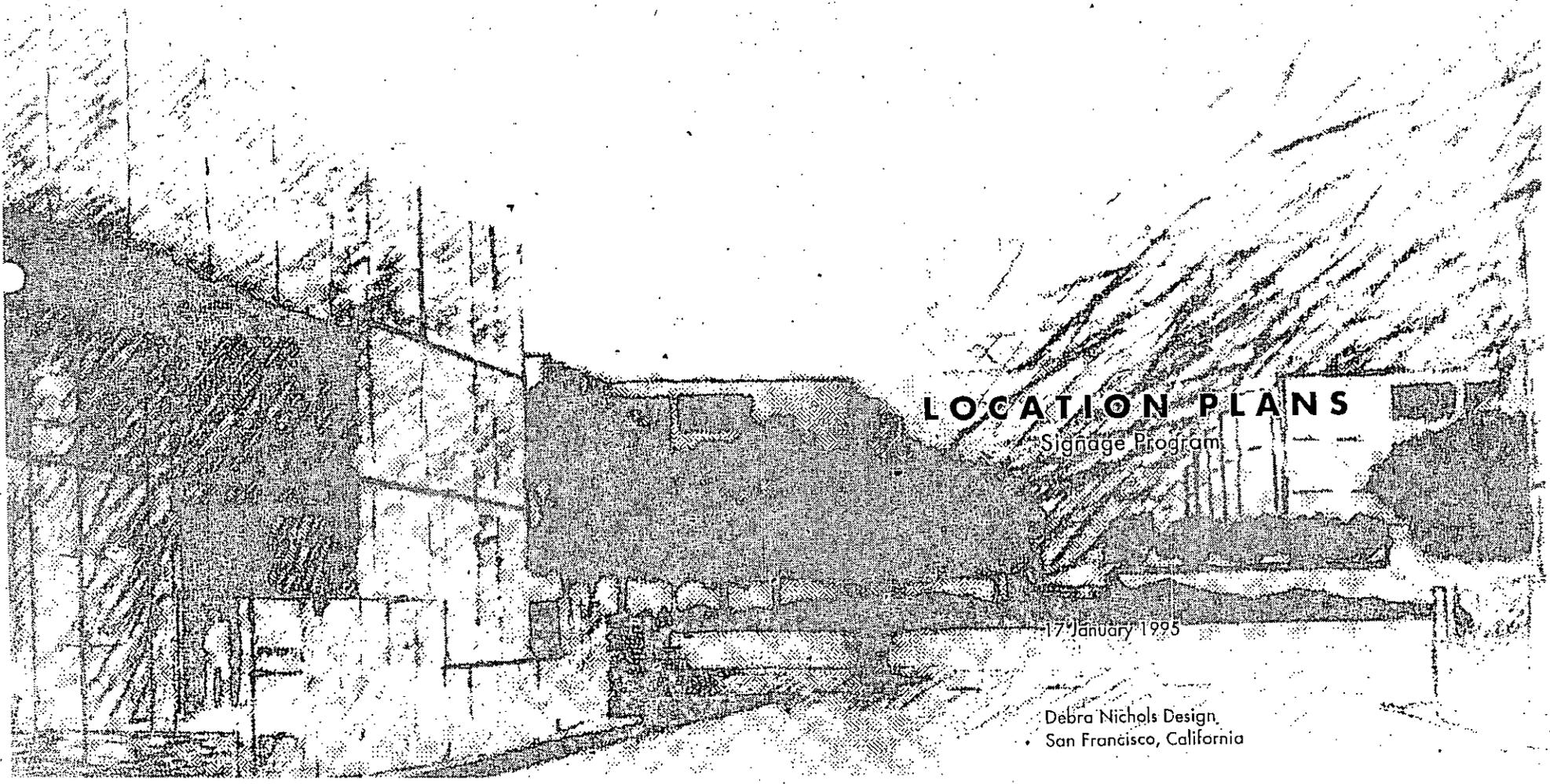


SIGN TYPE C

- A. Beadblasted stainless steel panel by other.
1/16" thick clear acrylic panel behind S.S. panel.
- B. Waterjet cut letters out of existing stainless steel.
Typeface is Frutiger Bold. Waterjet cut letters out of clear acrylic to infill flush in steel. Illumination behind cut letters.

10 **DETAIL ELEVATION: SIGN TYPE C**
G.2 Scale: 3" = 1'-0"

1010100



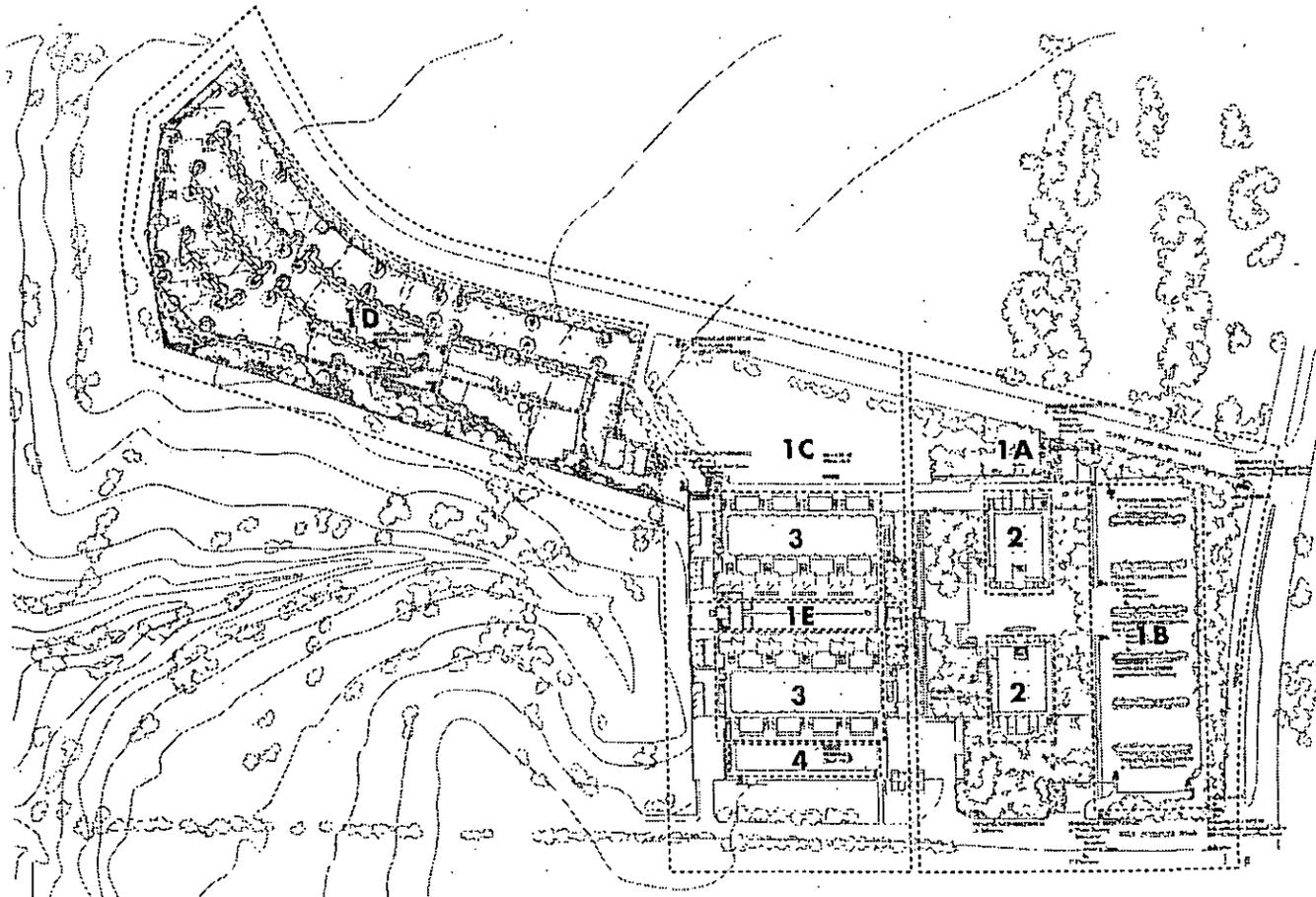
LOCATION PLANS

Signage Program

17 January 1995

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• San Francisco, California

000102



- 1A East Site
- 1B East Parking
- 1C North Site
- 1D North parking
- 1E Courtyard
- 2 East Buildings
- 3 Existing Labs
- 4 C.R.A.F.

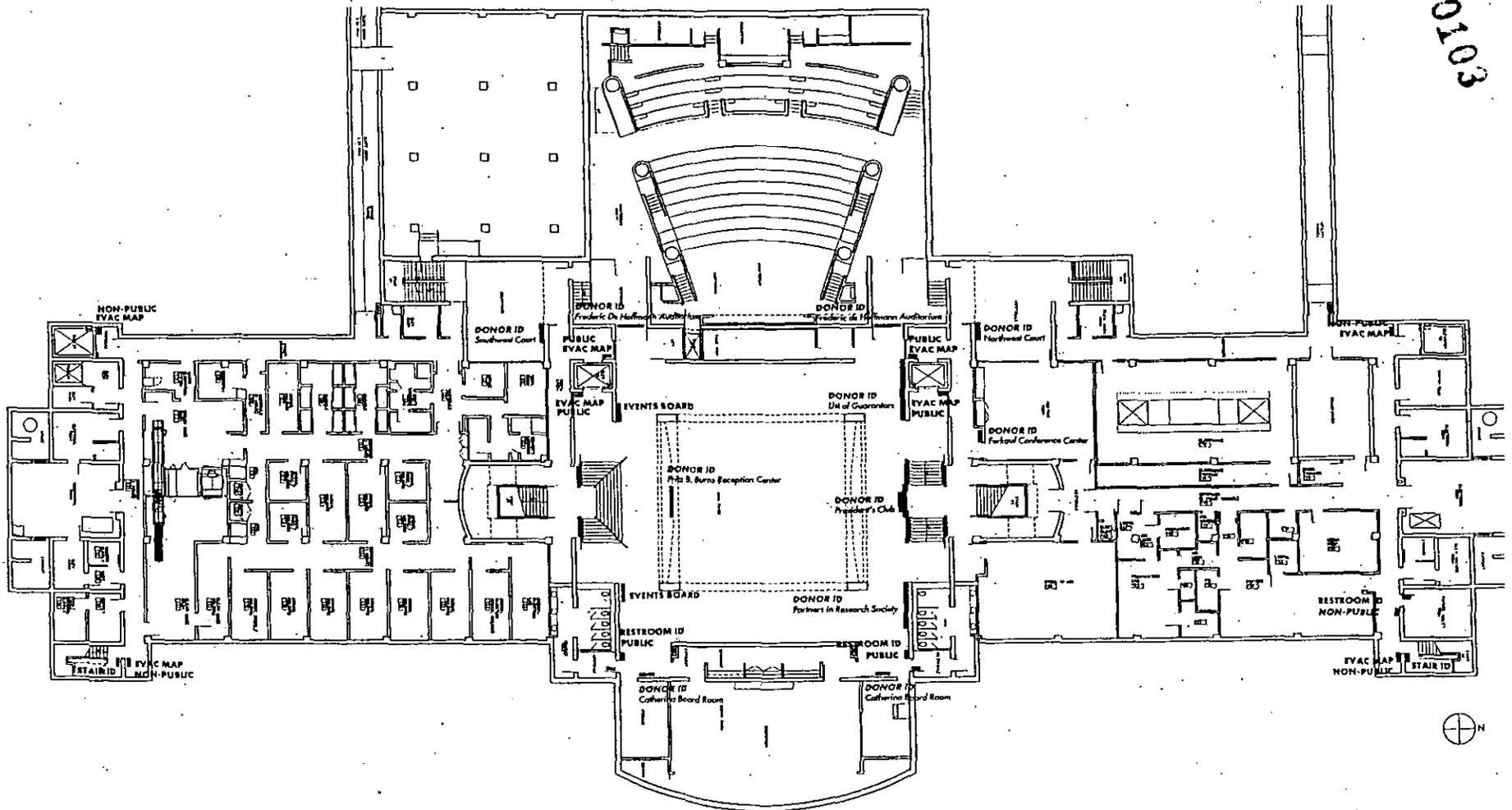
Site Key Plan

17 January 1995

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Signage Program

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000103



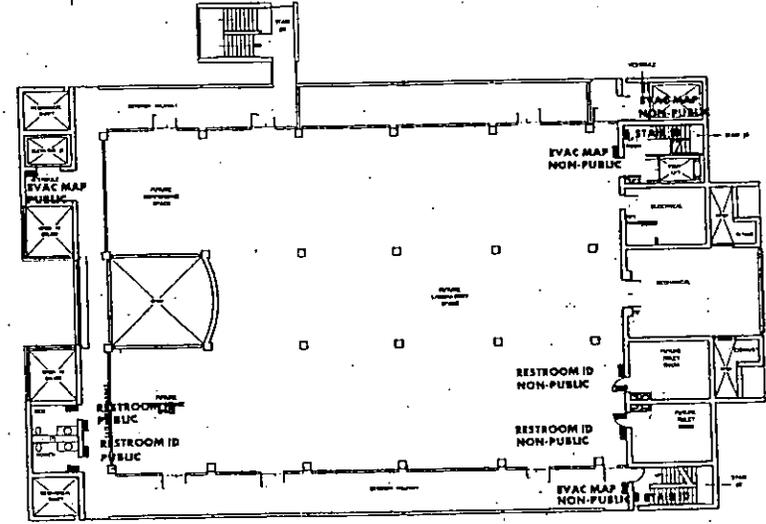
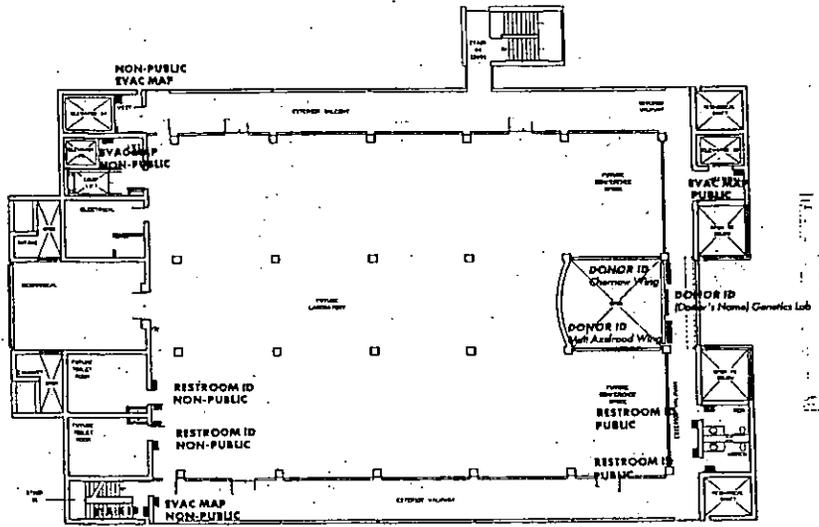
East Building - Basement Level Plan

THE SALK INSTITUTE Signage Program

15 January 1994

Debra Nichols Design
San Francisco, California

000105



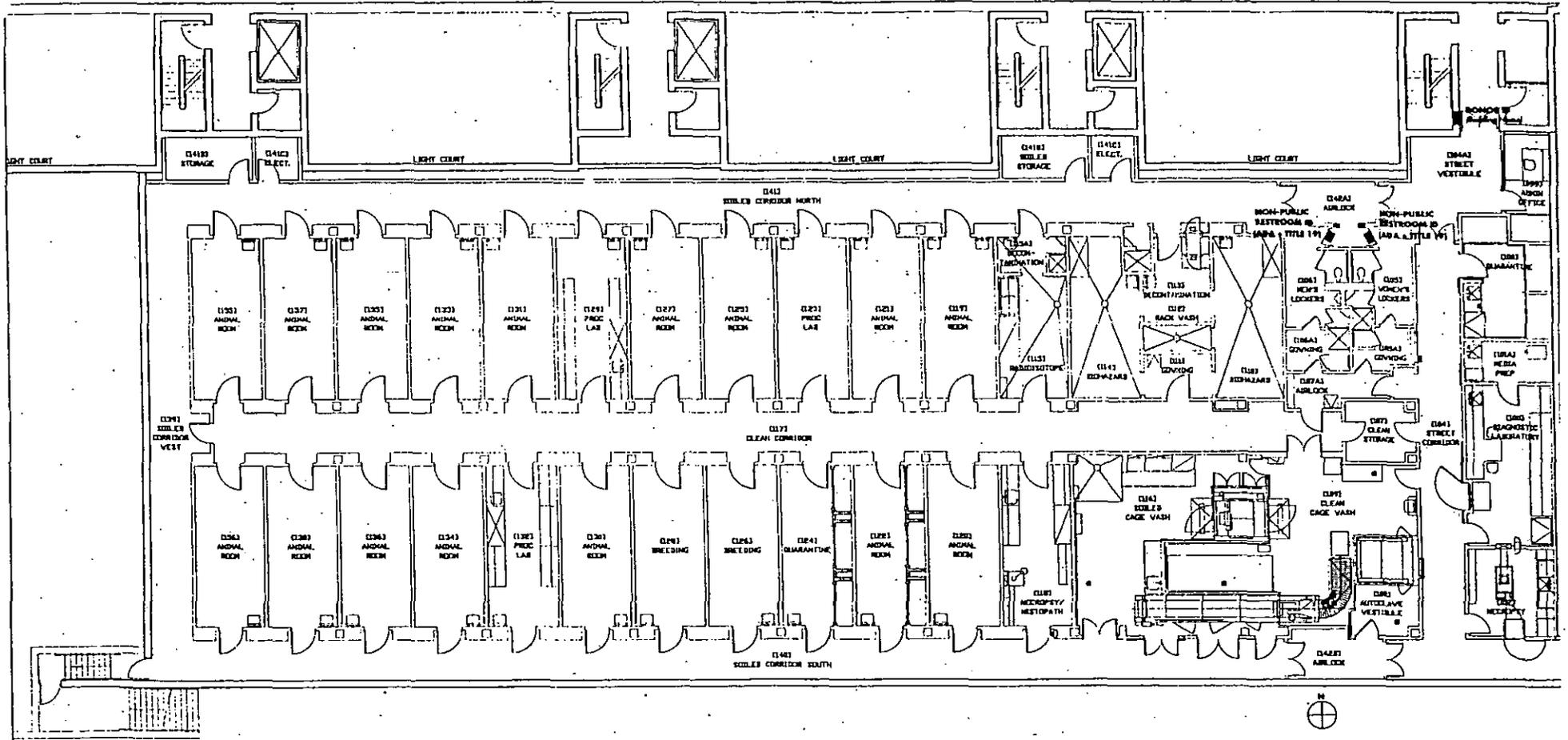
East Building - Second Level Plan

15 January 1994

THE SALK INSTITUTE
Signage Program

Debra Nichols Design
San Francisco, California

00100



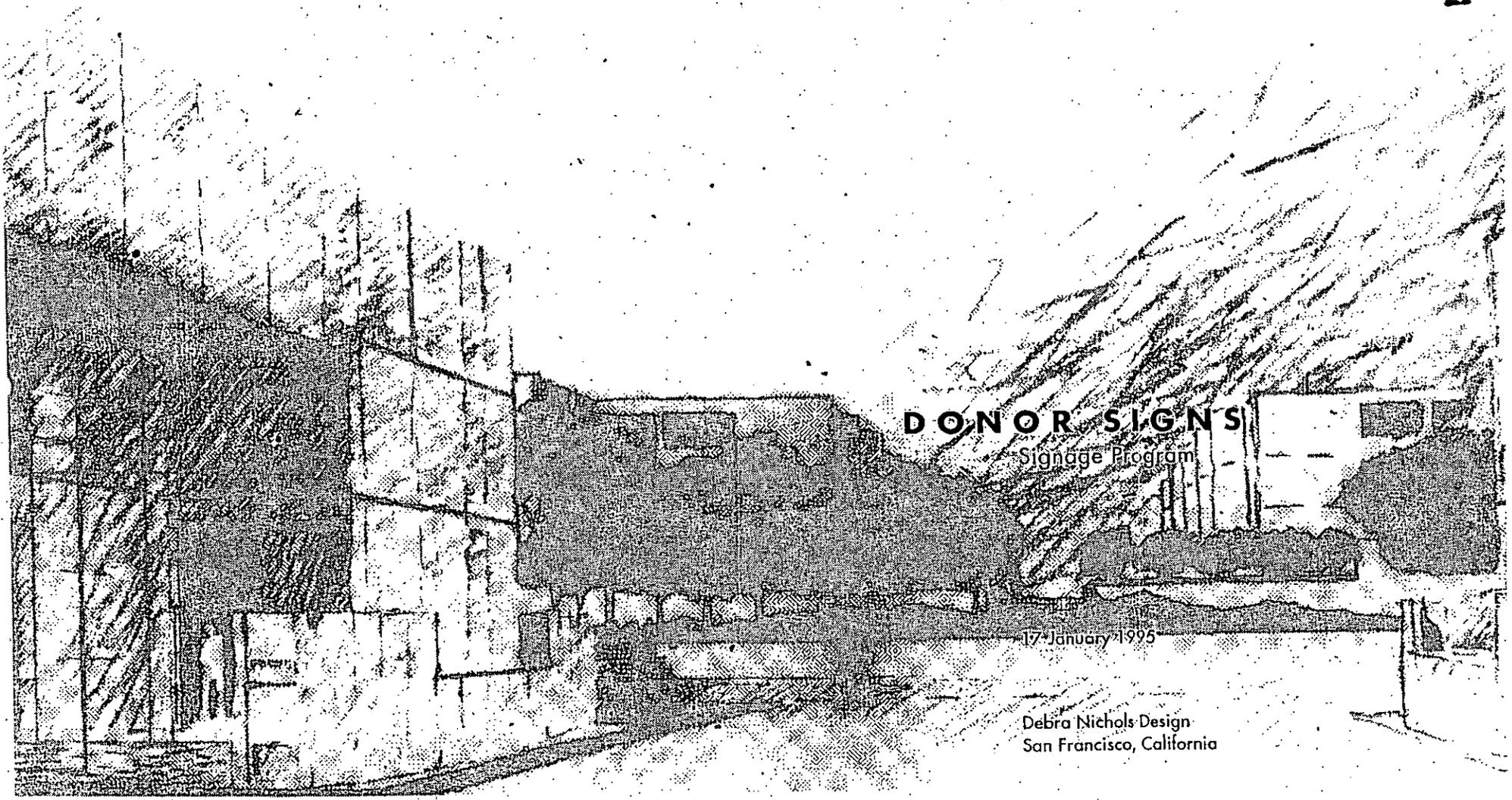
Cancer Research Animal Facility

15 January 1994

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San Francisco, California

20100



DONOR SIGNS
Signage Program

17 January 1995

Debra Nichols Design
San Francisco, California

000100

DONOR RECOGNITION PROGRAM

The Donor Recognition Program for the Institute is based on a hierarchy of levels of donations. The donor signage has been identified in a manner which matches these stated requirements. The levels of gift and naming opportunities are indicated in a broad range of applications.

Most donor recognition signs are unique applications occurring in one or a limited series of locations. Most of these unique applications also serve as the facility identification. Examples of these include laboratories, the reception center, wings, and various court and garden locations.

Some of the donor recognition is organized in large centralized groups. These groups are organized by a particular criteria, such as level or the timing of the gift. They sometimes contain hierarchical categories within them. Examples of this type of listing include the Benefactors/Patrons list, Presidents Club, and the Distinguished Benefactors list.

The final type of donor recognition includes two prototypical plaque designs, one larger than the other. These would be utilized for donor copy or a single name of a one-of-a-kind nature. Examples of these include studies, carrels, auditorium seats, and equipment. It is assumed that this sign type format may be implemented with the most frequency and will be designed to be very adaptable in a variety of settings.

In analyzing this Donor Recognition Program we have satisfied all the requirements and created a system of donor recognition which has applications to meet the needs of the Institute.

Donor Recognition Program

17 January 1995

THE SALK INSTITUTE
Signage Program

Debra Nichols Design
San Francisco, California

001000

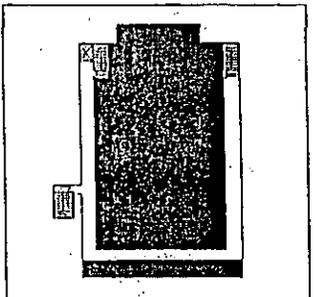
The Public Area Evacuation Map fulfills current state and local requirements for emergency egress instructions. It is located at every public access elevator and at entrances to public staircases.

The proposed materials for the Public Area Evacuation Map include a stainless steel panel with silkscreened copy and four-color screened map.



Evacuation Plan

- You Are Here
- Elevator
- Fire Extinguisher



- Fire Alarm: Bell Will Ring
- Exit Stair
- Fire Hose Valve

In an Emergency Dial 911. Emergency signals are: Pulsing sound = Evacuate. Flashing lights = fire. For additional information, listen to public address system. If you are in need of special assistance, proceed to the nearest exit stairwell and wait inside. For security call 000-0000.

**In Case of Fire Do Not Use Elevator
Use Stairway**

Sign Type M: Public Area Evacuation Map

17 January 1995

THE SALK INSTITUTE
Signage Program

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San Francisco, California

000110

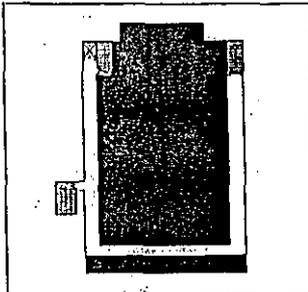
The Non-Public Area Evacuation Map fulfills current local and state requirements for emergency egress instructions. It is located at elevators and the entrances of all staircases in non-public areas.

The proposed materials for the Non-Public Area Evacuation Map include an acrylic panel with silkscreened copy and four-color screened map.



Evacuation Plan

- You Are Here
- Elevator
- Fire Extinguisher



- Fire Alarm Bell Will Ring
- Exit Stair
- Fire Hose Valve

In an Emergency Dial 911. Emergency signals are: Pulsing sound = Evacuate. Flashing lights = Fire. For additional information, listen to public address system. If you are in need of special assistance, proceed to the nearest exit stairwell and wait inside. For security call 000-0000.

**In Case of Fire Do Not Use Elevator
Use Stairway**

Sign Type N: Non-Public Area Evacuation Map

17 January 1995

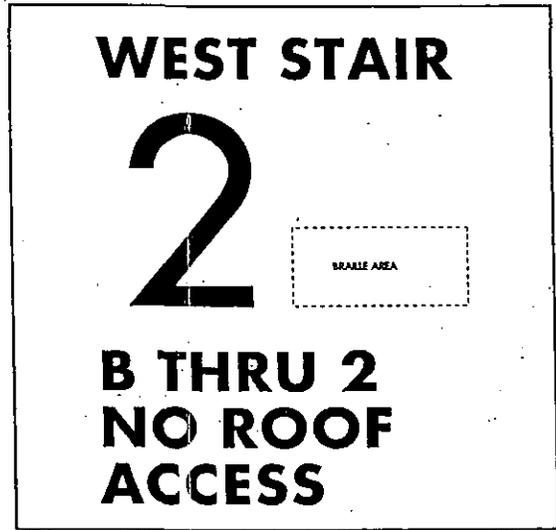
THE SALK INSTITUTE
Signage Program

Debra Nichols Design
San Francisco, California

11000

The Stair ID fulfills current state and local requirements for Stair Identification. It is located on every floor landing within an enclosed staircase.

The proposed materials for the Stair ID include a polymer face on an acrylic backer with raised lettering and braille for the ADA required messages. All other copy is vinyl.



Sign Type P: Stair ID

17 January 1995

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San Francisco, California

00112

The Public Area Restroom ID fulfills current state and local requirements for restroom identification. State required signage is centered on the restroom door while the ADA required signage is located 6" from the latch side of the door.

The proposed materials for the Public Area Restroom ID include a stainless steel panel with raised lettering and braille and vinyl symbols.



ADA



State

Sign Type Q: Public Area Restroom ID

17 January 1995

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San Francisco, California

00113



ADA



State

The Non-Public Area Restroom ID fulfills current local and state requirements for restroom identification. State required signage is centered on the restroom door while the ADA required signage is located 6' from the latch side of the door.

The proposed materials for the Staff Restroom ID include an acrylic panel with a polymer face for raised lettering and braille and vinyl symbols.

Sign Type R: Non-Public Area Restroom ID

17 January 1995

THE SALK INSTITUTE
Signage Program

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San Francisco, California

J0114

The Handicap Access signage fulfills current state and local requirements regarding signed information on the location of the nearest handicap accessible entrance at non-accessible entries.

The proposed materials for the Handicap Access Signage include a stainless steel panel with copy and symbols in vinyls.



Sign Type S: Handicap Access

17 January 1995

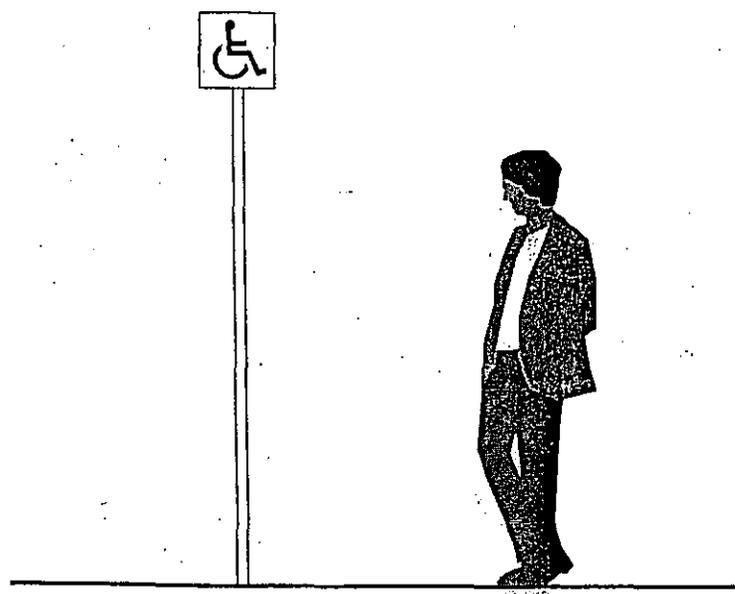
THE SALK INSTITUTE
Signage Program

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9170315

The Handicap Parking fulfills the Title 24 requirements for identifying Handicap parking stalls.

The proposed materials for the Handicap Parking graphics include painted steel and vinyl symbol.



Sign Type T: Handicap Parking

17 January 1995

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Signage Program

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San Francisco, California

Smith Reception Center

Smith Reception Center



This area specific donor recognition serves as the area identification as well.

The proposed application for the Donor Identification is carved into an existing surface and includes a neutral color to infill the letters.

Sign Type U: Donor ID - Carved on Existing Surface

17 January 1995

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000116

000117

This sign type serves as a prototypical message plaque to carry donor information. It can be implemented in a variety of locations.

The proposed materials for the Donor ID Plaque include a stainless steel panel with etched copy.



A gift
to the
Salk Institute
from the
John E. Smith Family

Sign Type V: Donor ID - Wall-Mounted Plaque

17 January 1995

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18-0001-0001

The Professorial Studies Donor Identification is a plaque uniquely designed to accommodate the donor listing for each floor of the studies. Mounted on the columns at the courtyard level, the plaques combine the donor recognition in four locations.

The proposed materials for the Professorial Studies Donor ID include a stainless steel panel with etched copy.

Professorial Studies
 Gifts to the Salk Institute

John Ernest Smith
 Thomas John Williams
 Mary Katherine White
 John Ernest Smith
 Thomas John Williams
 Mary Katherine White
 John Ernest Smith
 Thomas John Williams
 Mary Katherine White



Professorial Studies
 Gifts to the Salk Institute

John Ernest Smith
 Thomas John Williams
 Mary Katherine White
 John Ernest Smith
 Thomas John Williams
 Mary Katherine White
 John Ernest Smith
 Thomas John Williams
 Mary Katherine White

Sign Type W: Donor ID - Professorial Study

17 January 1995

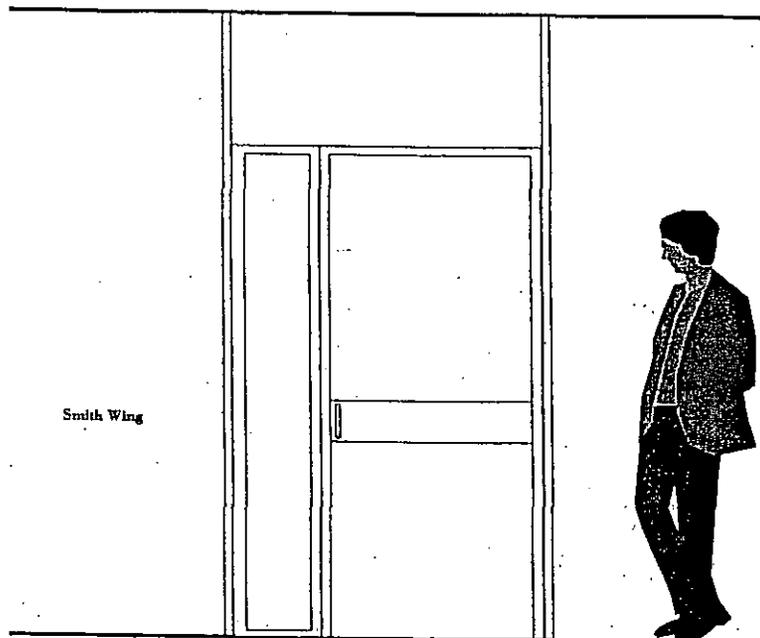
THE SALK INSTITUTE
 Signage Program

Debra Nichols Design
 San Francisco, California

611000

The Laboratory Donor ID program identifies the donor's name for each wing.

The proposed material for the Laboratory Donor ID includes vinyls to simulate sandblasted finish on the glass.



Smith Wing

Sign Type X: Donor ID - Lab

17 January 1995

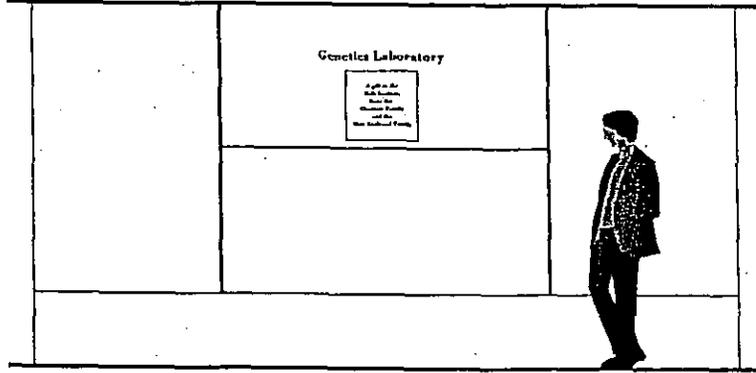
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Signage Program

Debra Nichols Design
San Francisco, California

000120

The Chernow/Axelrod Genetics Lab donor recognition and identification of this laboratory is a unique application.

The proposed materials for the Genetics Laboratory / Chernow and Axelrod Wings include vinyls to simulate a sandblasted finish on the glass and stainless steel panel(s) with etched vinyls.



Genetics Laboratory

A gift to the
Salk Institute
from the
Chernow Family
and the
Matt Axelrod Family

Sign Type Y: Donor ID - Chernow/Axelrod Genetics Lab

THE SALK INSTITUTE
Signage Program

17 January 1995

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12-100

The Donor Identification for the Burns Reception Center presents a site-specific situation; its location inspires the design of a unique donor condition. The entry stairway to the Reception Center offers the opportunity to carve the donor's identification on the concrete beam leading down to the Center.

The proposed material for the Donor Identification at the Burns Reception Center includes a neutral color to infill the carved letters. Optional materials might include dimensional letters mounted to the beam.

Burns Reception Center



Sign Type AA: Donor ID - Burns Reception Center

17 January 1995

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000101222

The John E. Smith Family
The James F. Jones Family
Alexander Wood
Alexander Wood
The John E. Smith Family
The James F. Jones Family
Alexander Wood
Alexander Wood

Distinguished Benefactors

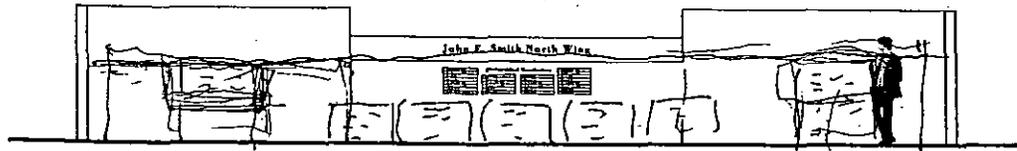
Alexander Wood
Alexander Wood
The John E. Smith Family
The James F. Jones Family
Alexander Wood
Alexander Wood

Alexander Wood
Alexander Wood
The John E. Smith Family
The James F. Jones Family
Alexander Wood
Alexander Wood

The John E. Smith Family
The James F. Jones Family
Alexander Wood
Alexander Wood
The John E. Smith Family
The James F. Jones Family
Alexander Wood
Alexander Wood

The centralized List of Distinguished Benefactors is a site-specific group of donors which is unique.

The proposed materials for the List of Distinguished Benefactors includes stone strips with carved and filled copy. "Distinguished Benefactors" might be dimensional letters mounted to the concrete surface. Optional materials might include stainless steel strips with etched copy.



Sign Type BB: Donor ID - List of Distinguished Benefactors

17 January 1995

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000123

Sponsors

The John E. Smith Family
Nathaniel Elvin Sanders
James Derrick Loville
The John E. Smith Family
Nathaniel Elvin Sanders
James Derrick Loville

Thomas Steven Young
Stephen Jeffrey Wallace
The James F. Jones Family
Thomas Steven Young
Stephen Jeffrey Wallace
The James F. Jones Family

Melissa Emily Patrick
Patrick Jerome Rice
Alexander Wood
Melissa Emily Patrick
Patrick Alexander Rice
Alexander Wood

This centralized List of Benefactors, Patrons and Sponsors represents a site-specific group of donors which is unique.

The proposed materials for the List of Benefactors, Patrons, and Sponsors includes brushed stainless steel strips with engraved copy. "Benefactors", "Patrons", and "Sponsors" would be fabricated letters mounted to the concrete surface.



Sign Type CC: Donor ID - List of Benefactors /Patrons

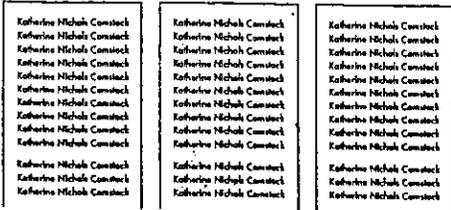
17 January 1995

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Signage Program

Debra Nichols Design
San Francisco, California

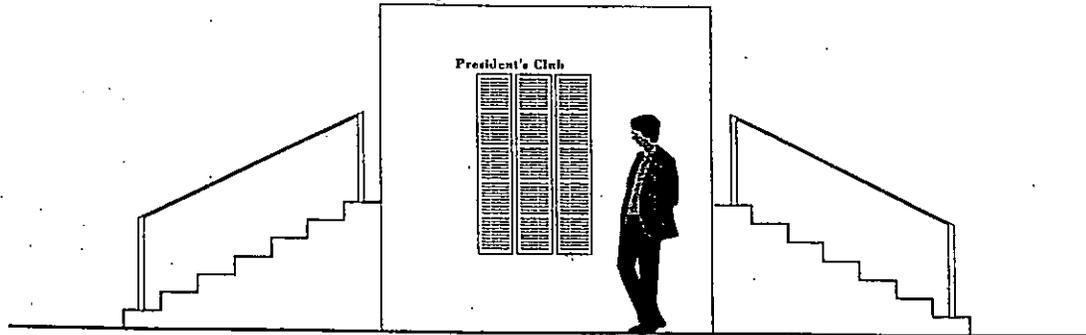
000124

President's Club



The centralized Donor Identification of the President's Club represents a site-specific group of donors which is unique.

The proposed materials for the President's Club includes brushed stainless steel strips with vinyl copy. Each year a new panels will be used to replace the existing. "President's Club" might be dimensional letters mounted to the concrete surface. Optional materials might include glass with gold-leaf copy.



Sign Type DD: Donor ID - President's Club

17 January 1995

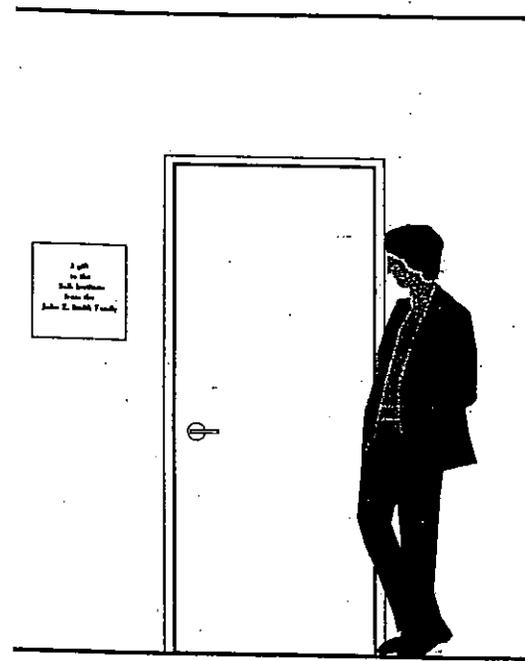
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000127

The Laboratory Technology Center ID serves as donor recognition and facility information.

The proposed materials for the Donor ID at the Laboratory Technology Center include a stainless steel panel with etched copy.



**A gift
to the
Salk Institute
from the
John E. Smith Family**

Sign Type GG: Donor ID - Laboratory Technology Center ID

THE SALK INSTITUTE
Signage Program

17 January 1995

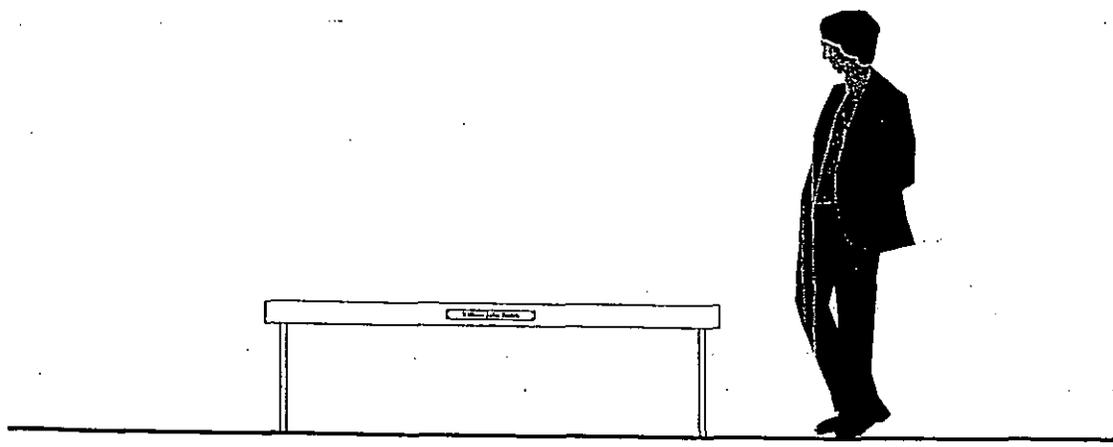
Debra Nichols Design
San Francisco, California

000128

William John Smith

The Donor Identification at the Sitting Areas serves as a prototypical message plaque to carry a donor's name.

The proposed materials for the Donor ID at the Sitting Areas include a stainless steel strip with etched and filled copy or graphics carved directly onto the furniture where applicable.



Sign Type HH: Donor ID - Sitting Areas

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THE SALK INSTITUTE
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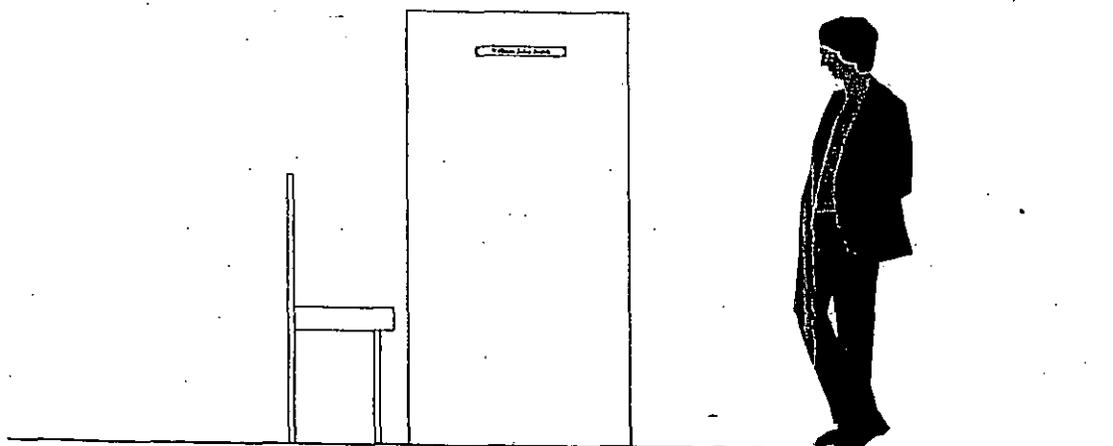
Debra Nichols Design
San Francisco, California

000129

William John Smith

The Donor Identification at the Post-Doctoral Study Carrel serves as a prototypical message plaque to carry a donor's name.

The proposed materials for the Donor ID at the Post-Doctoral Study Carrels include a stainless steel strip with etched copy.



Sign Type JJ: Donor ID - Post-Doctoral Study Carrel

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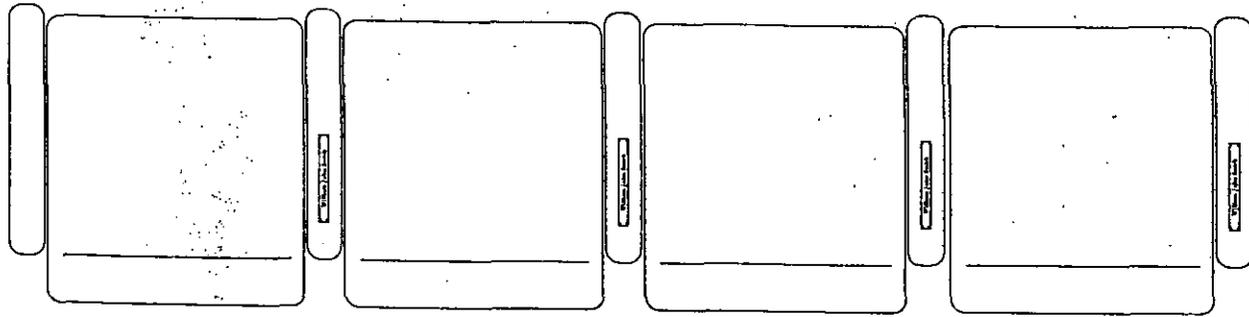
Debra Nichols Design
San Francisco, California

000130

William John Smith

The Donor Identification at the Auditorium Seats serves as a prototypical message plaque to carry a donor's name.

The proposed materials for the Donor ID at the Auditorium Seats include a stainless steel strip with etched copy.



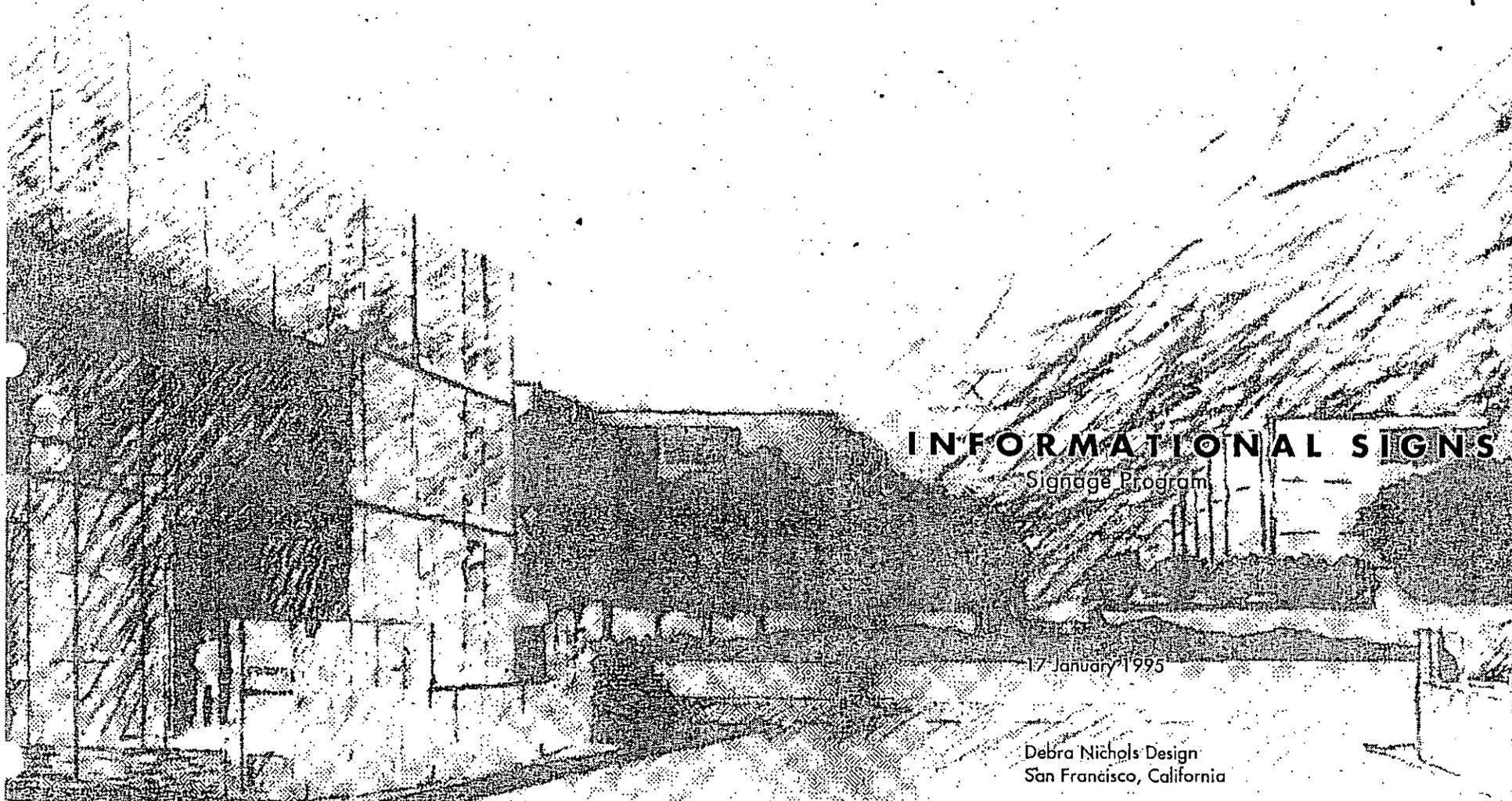
Sign Type KK: Donor ID - Auditorium Seats

17 January 1995

THE SALK INSTITUTE
Signage Program

Debra Nichols Design
San Francisco, California

13100



INFORMATIONAL SIGNS

Signage Program

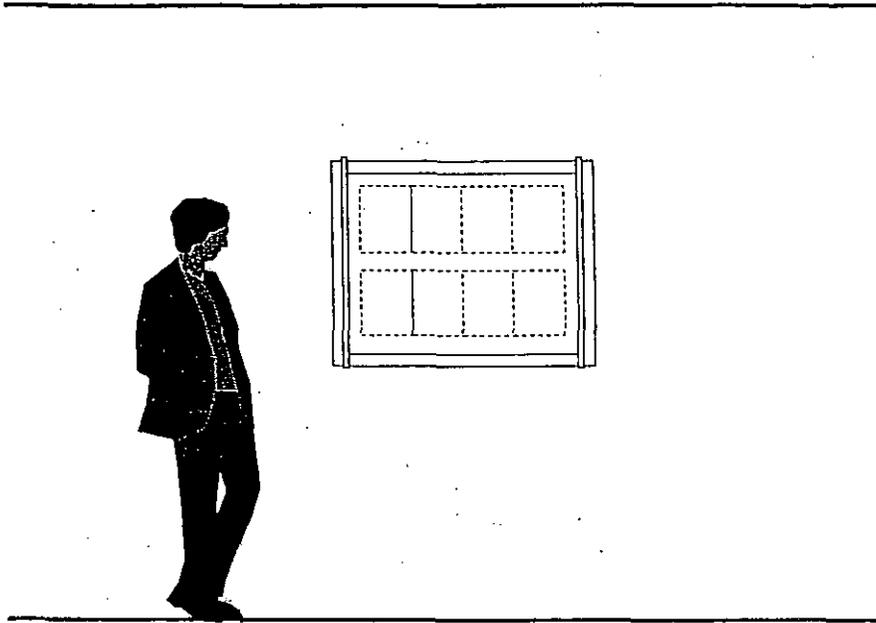
17 January 1995

Debra Nichols Design
San Francisco, California

000132

The Human Resources Information Board is a central location point for displaying employee related information.

The proposed materials for the Human Resources Information Board include a custom stainless steel carrier with a glass face.



Sign Type MM: Human Resources Information Board

17 January 1995

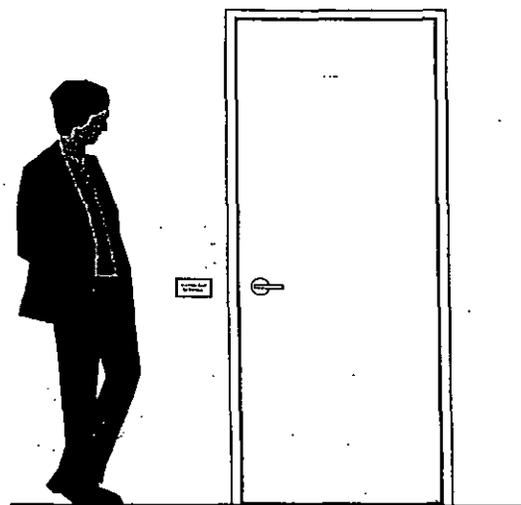
THE SALK INSTITUTE
Signage Program

Debra Nichols Design
San Francisco, California

000133

The Security Signage Standard serves as a prototypical message plaque to carry security related operations information.

The proposed materials for the Security Signage Standard include stainless steel panel with vinyl copy.



Insert Key Card
for Entrance

Sign Type NN: Security Signage Standard

17 January 1995

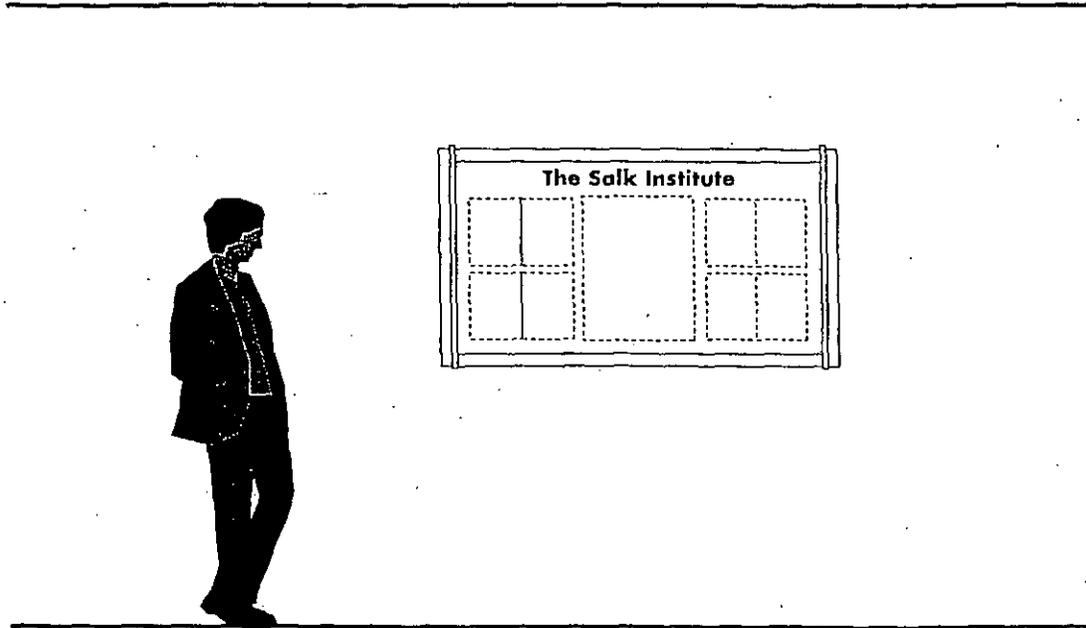
THE SALK INSTITUTE
Signage Program

Debra Nichols Design
San Francisco, California

00013A

The Historical Display is a central location point for displaying a history of the Institute as described by Jonas Salk.

The proposed materials for the Security Signage Standard include a custom stainless steel carrier with a glass face.



Sign Type PP: Historical Display

17 January 1995

THE SALK INSTITUTE
Signage Program

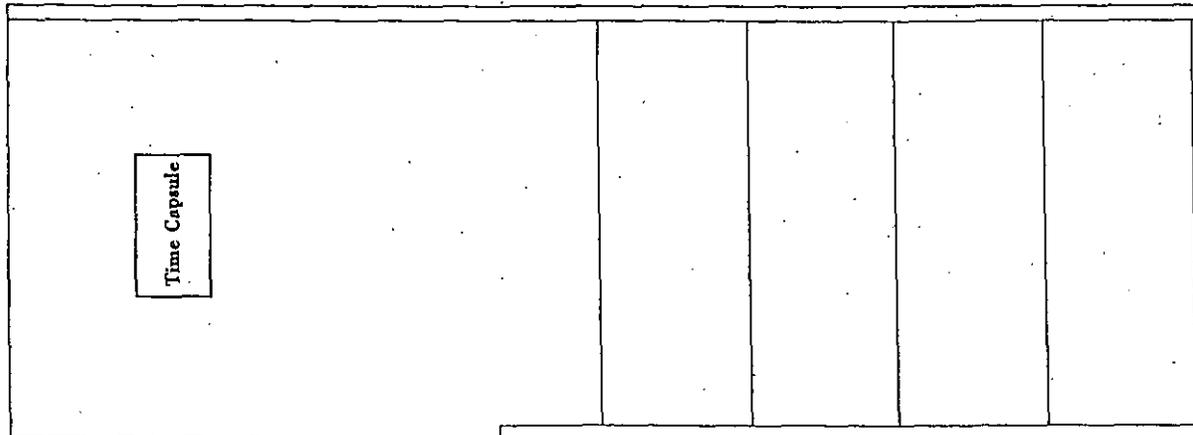
Debra Nichols Design
San Francisco, California

000135

Time Capsule

This sign is a site-specific design for identifying the buried time capsule.

The proposed materials for the Time Capsule ID include stainless steel panel with etched copy.



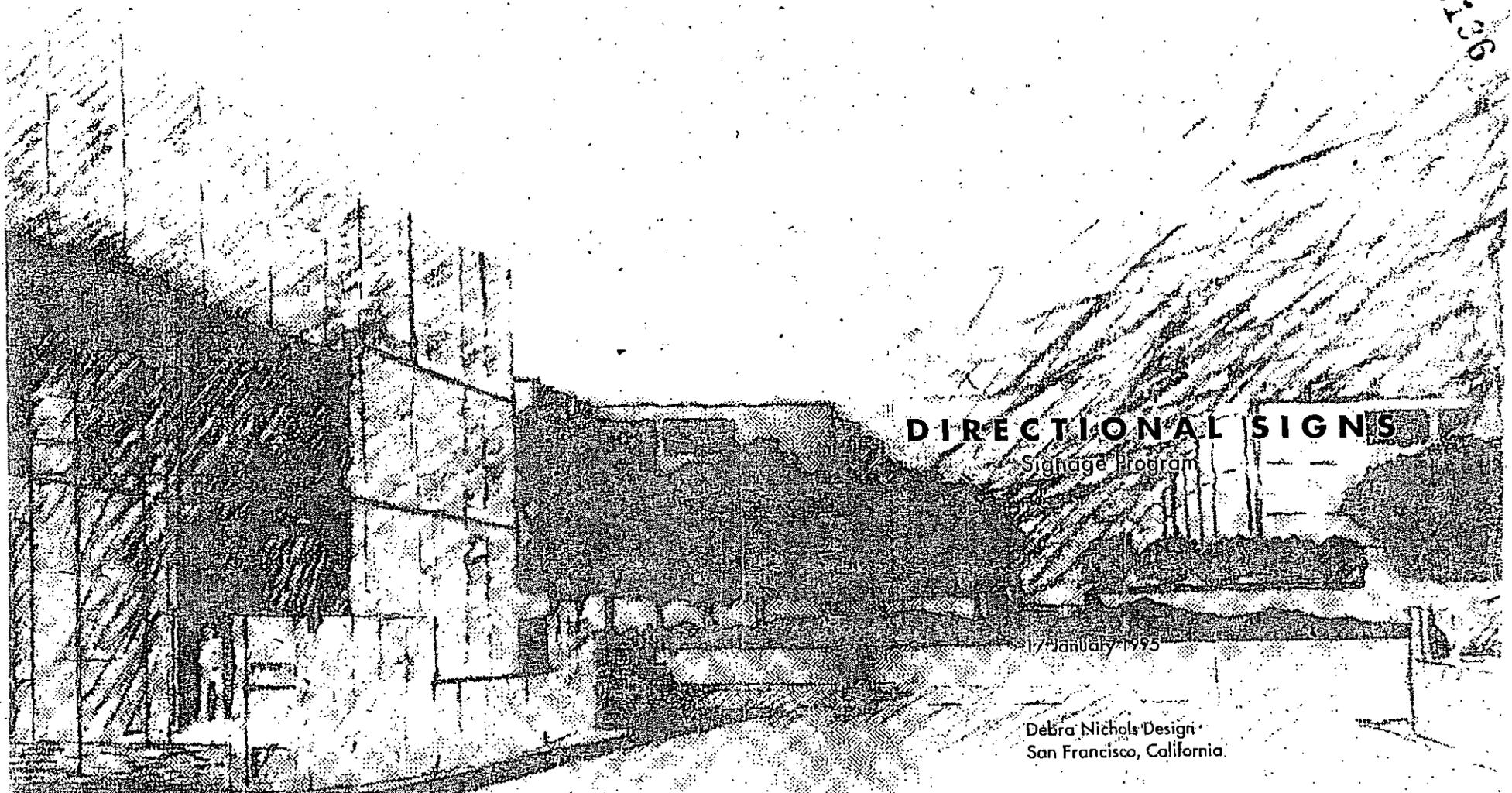
Sign Type QQ: Time Capsule ID

17 January 1995

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San Francisco, California

93700



DIRECTIONAL SIGNS

Signage Program

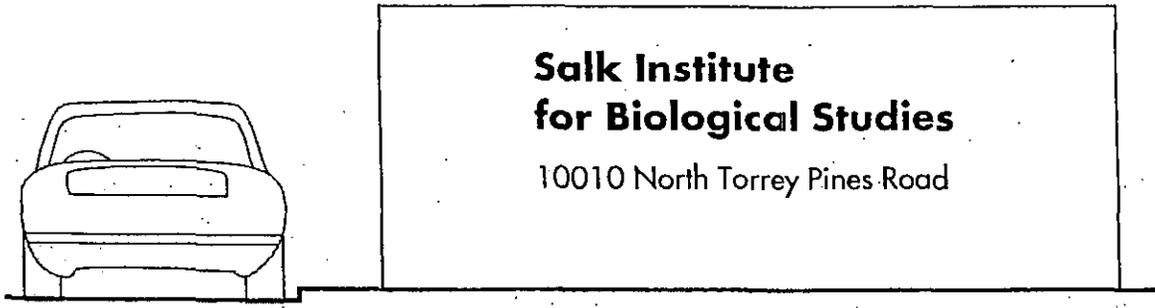
17 January 1995

Debra Nichols Design
San Francisco, California

000134

The Primary Site ID serves as the primary announcement of the Institute from Torrey Pines Road. For the visitor, it is the first gesture of the site and should impart the character of the Institute through its use of materials and construction.

The proposed materials for the Primary site ID include a poured-in-place concrete base with fabricated stainless steel or letters cast into concrete.



Sign Type A: Primary Site ID

17 January 1995

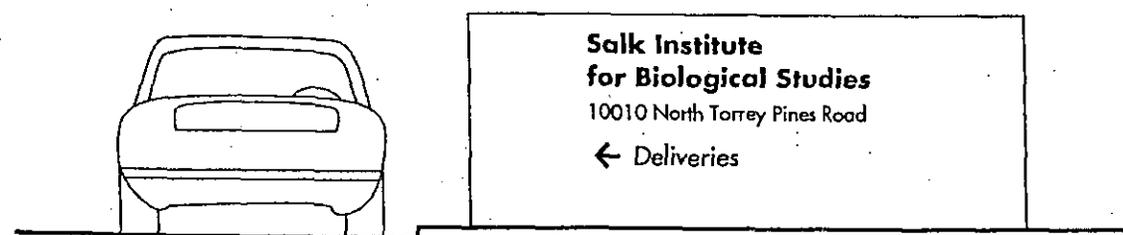
THE SALK INSTITUTE
Signage Program

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San Francisco, California

000138

The Secondary Site ID, located on Torrey Pines Road, provides identity for the Institute at the secondary entrance. It is a facility identification and also identifies the service entrance. This sign would occur at any other secondary entrances. It is a companion to the primary site ID but of a reduced scale.

The proposed materials for the Secondary Site ID include a poured-in-place concrete base with fabricated stainless steel letters applied to the front surface.



Sign Type B: Secondary Site ID

17 January 1995

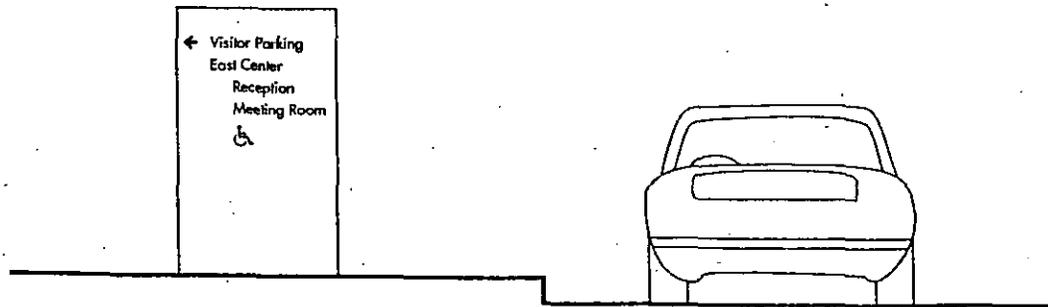
THE SALK INSTITUTE
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000139

Once the visitor has entered the site off of Torrey Pines Road onto either Salk Institute Road or Torrey Pines Scenic Road, they are guided by the Primary Vehicular Directional. This sign type lists major destinations such as Visitor Parking, Reception, the Meeting Center, Deliveries, etc.

The proposed materials for the Primary Vehicular Directional include a painted metal surface and vinyl letters.



Sign Type C: Primary Vehicular Directional

17 January 1995

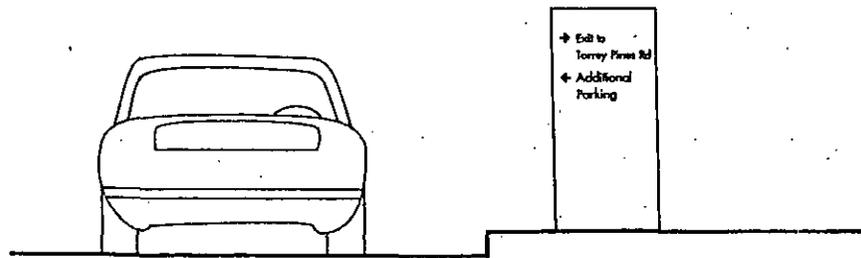
THE SALK INSTITUTE
Signage Program

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San Francisco, California

CC0140

As a visitor turns off of Salk Institute Road or Torrey Pines Scenic Road, they are guided by the Secondary Vehicular Directional signs. These signs may also occur on various site roads or in parking lots. They carry information about additional parking and directional information.

The proposed materials for the Secondary Vehicular Directional include a painted metal surface and vinyl letters.



Sign Type D: Secondary Vehicular Directional

17 January 1995

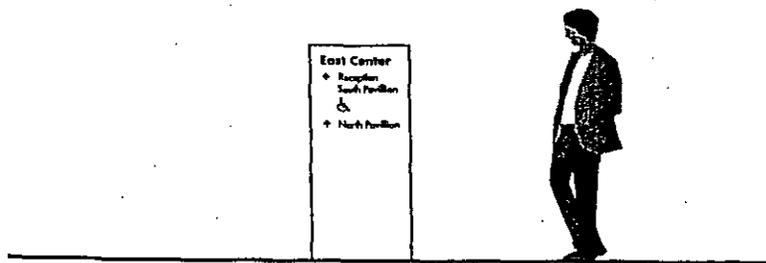
THE SALK INSTITUTE
Signage Program

Debra Nichols Design
San Francisco, California

CCO-41

The Pedestrian Directionals are located at major pedestrian intersections. These may be between facilities or from parking areas to entry courts or vestibules. They carry primary information regarding major destinations such as Reception and the Meeting Center. Probably the most significant instance of this sign type is the one which provides directional information to the East Center Reception.

The proposed materials for the Pedestrian Directional include a stainless steel surface with an etched pattern and vinyl letters.



Sign Type E: Pedestrian Directional

17 January 1995

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000142



the Secondary Directional, a
 perpendicular to the wall
 identifies secondary destinations
 rooms in public areas. These
 signs are intended to occur primarily in
 exterior walkways. They are
 surface-mounted.

The proposed materials include for the
 Secondary Pedestrian Directional include a
 stainless steel and acrylic icons.

Sign Type F: Secondary Pedestrian Directional

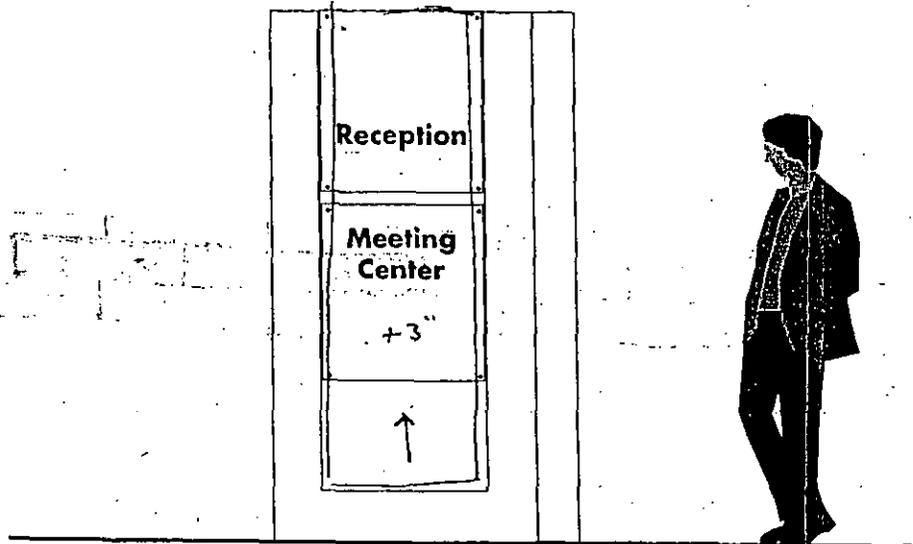
17 January 1995

THE SALK INSTITUTE
 Signage Program

Debra Nichols Design
 San Francisco, California

The Directional Signage at the Curved Wall is integrated into the structure of the wall. The sign panel includes illumination for emphasis. It guides the visitor to the South Wing of the East Center through identification of the Reception Area and the Meeting Center. Its companion element on the symmetrical north wall presents a diagrammatic site plan of the entire Institute.

The proposed materials for the Directional Signage at the Curved Wall include a stainless steel panel with cut-out letters for internal illumination.



Sign Type G: Directional at Curved Wall

17 January 1995

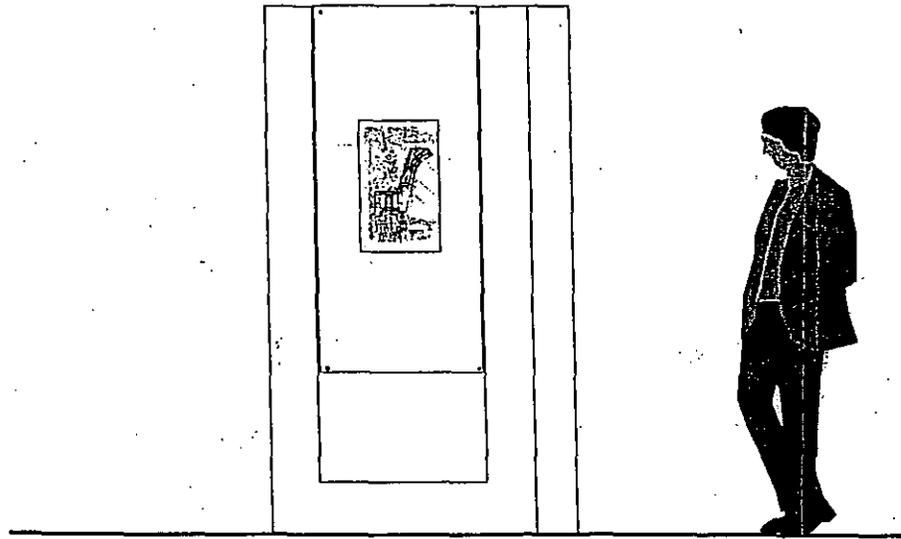
THE SALK INSTITUTE
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San Francisco, California

CC014A

The Site Plan at the Curved Wall not only provides location information and orientation but also becomes a symbol of the Institute through the plan. On a diagrammatic level, it distinguishes between the existing laboratories and the new East Center, as well as the parking areas throughout the site. On a symbolic level, the site plan, inspired by Dr. Jonas Salk, represents the newly expanded Institute.

The proposed materials for the Site Plan at the Curved Wall include metal panels with various finishes for the site plan which would be mounted to a stainless steel panel.



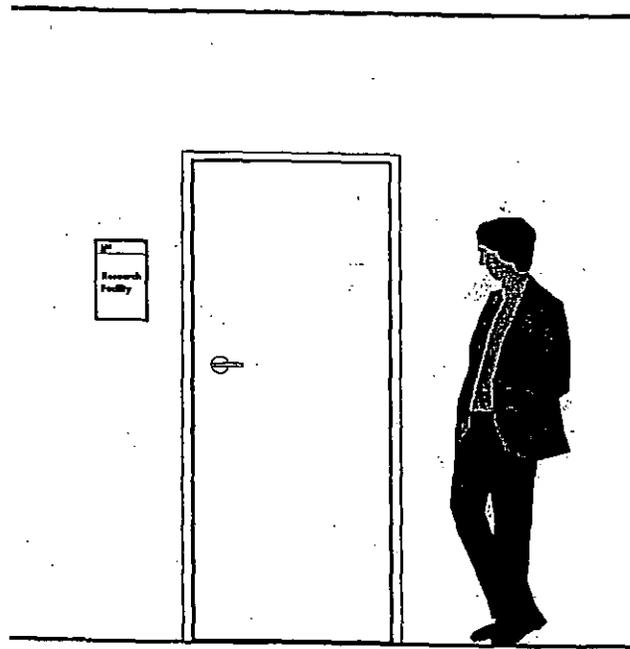
Sign Type H: Site Plan at Curved Wall

17 January 1995

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Signage Program

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San Francisco, California

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The Room ID carries the permanent room number per ADA specifications as well as a provision for changeable messages which may indicate a function or identity. The message panel will be designed to be easily changed by staff.

The proposed materials for the Room ID include an acrylic carrier for a laser-printed message. A polymer panel will carry ADA regulated permanent information.

Sign Type J: Room ID

17 January 1995

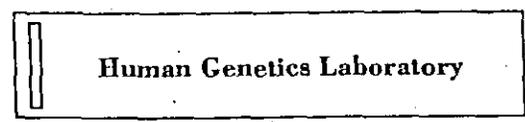
THE SALK INSTITUTE
Signage Program

Debra Nichols Design
San Francisco, California

000146

The Laboratory Function ID identifies the current use of the lab and accommodates multiple changes within the function of the lab.

The proposed materials for the Laboratory Function ID includes vinyls to simulate a sandblast finish in the metal.



Sign Type K: Lab Function ID

17 January 1995

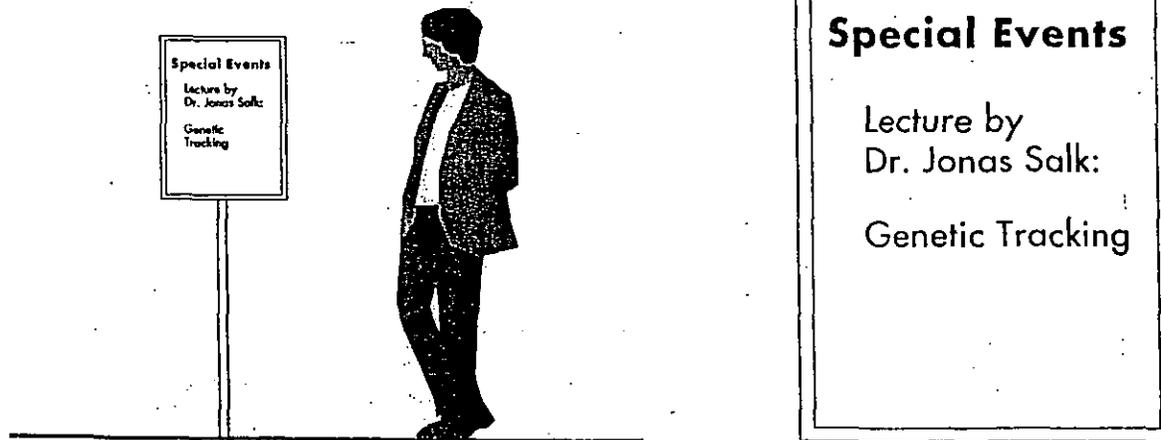
THE SALK INSTITUTE
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The Events Board is a changeable and moveable message board which can be utilized throughout the Reception Area during special functions. It provides guests with a listing of the day's events in the Meeting Center.

The proposed materials for the events board include a stainless steel base and stainless steel frame designed to accomodate a temporary insert.



Sign Type L: Events Board

17 January 1995

THE SALK INSTITUTE
Signage Program

Debra Nichols Design
San Francisco, California

000:48

11

000149

**SALK INSTITUTE FOR BIOLOGICAL
STUDIES**

LA JOLLA, CALIFORNIA

HISTORIC RESOURCES TECHNICAL REPORT

Prepared by
Page & Turnbull, Inc.
March 7, 2007

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I. INTRODUCTION

This Historic Resources Technical Report (Report) has been prepared at the request of the Salk Institute for Biological Studies (Salk Institute). Page & Turnbull has been asked to evaluate the potential impacts of the proposed expansion of the Salk Institute campus on historic resources (Figure 1). The 26.34-acre campus is located at 10010 North Torrey Pines Road (APN 342-010-38), north of the community of La Jolla in San Diego, California. Donated to the Salk Institute in 1959 by San Diego voters, the parcel is roughly U-shaped, with the base of the U (referred to in this report as the East Mesa) located on North Torrey Pines Road (Figure 2). The two arms of the U embrace an offsite coastal sage scrub-covered canyon that is part of the City-owned Torrey Pines City Park. The southern arm of the U, which consists of the undeveloped South Mesa, is bounded by Salk Institute Drive to the south. The northern arm, bounded to the north by Torrey Pines Scenic Drive, is devoted primarily to surface parking and interim laboratory structures. At the core of the campus is the historic Laboratory complex and associated landscaping designed by architect Louis I. Kahn in consultation with Salk Institute founder Jonas K. Salk.

The Salk Institute is proposing to expand its scientific research facility in a manner that is consistent with the provisions of the City's *University Community Plan* and the *North City Local Coastal Program/Land Use Plan*. The project, which will necessitate obtaining development permits from the City, will ultimately allow for the phased construction of the new buildings containing approximately 239,000 square feet of space. The buildings will include a new laboratory/reception building, a meeting center, a basement core facility to house specialized research equipment and maintenance equipment storage, an employee daycare facility, interim residential quarters, and approximately 1,120 underground parking spaces. The project would be phased gradually over the next thirty to fifty years. Referencing Louis Kahn's original 1963 plot plan (hereafter referred to as "Exhibit X") (See Appendix C), the proposed expansion will result in the construction of new buildings on the North, South and East Mesas, allowing the Salk Institute to attain its 500,000 square-foot capacity provided for in the *University Community Plan*.

This report provides a detailed description of the Salk Institute campus; a discussion of its existing historical status, including an evaluation of its eligibility for listing in the California Register of Historical Resources (California Register) and the National Register of Historical Places (National Register); an extensive historical context statement; and an evaluation of the proposed project under

the provisions of the California Environmental Quality Act (CEQA) and the City of San Diego Historic Resources Guidelines.

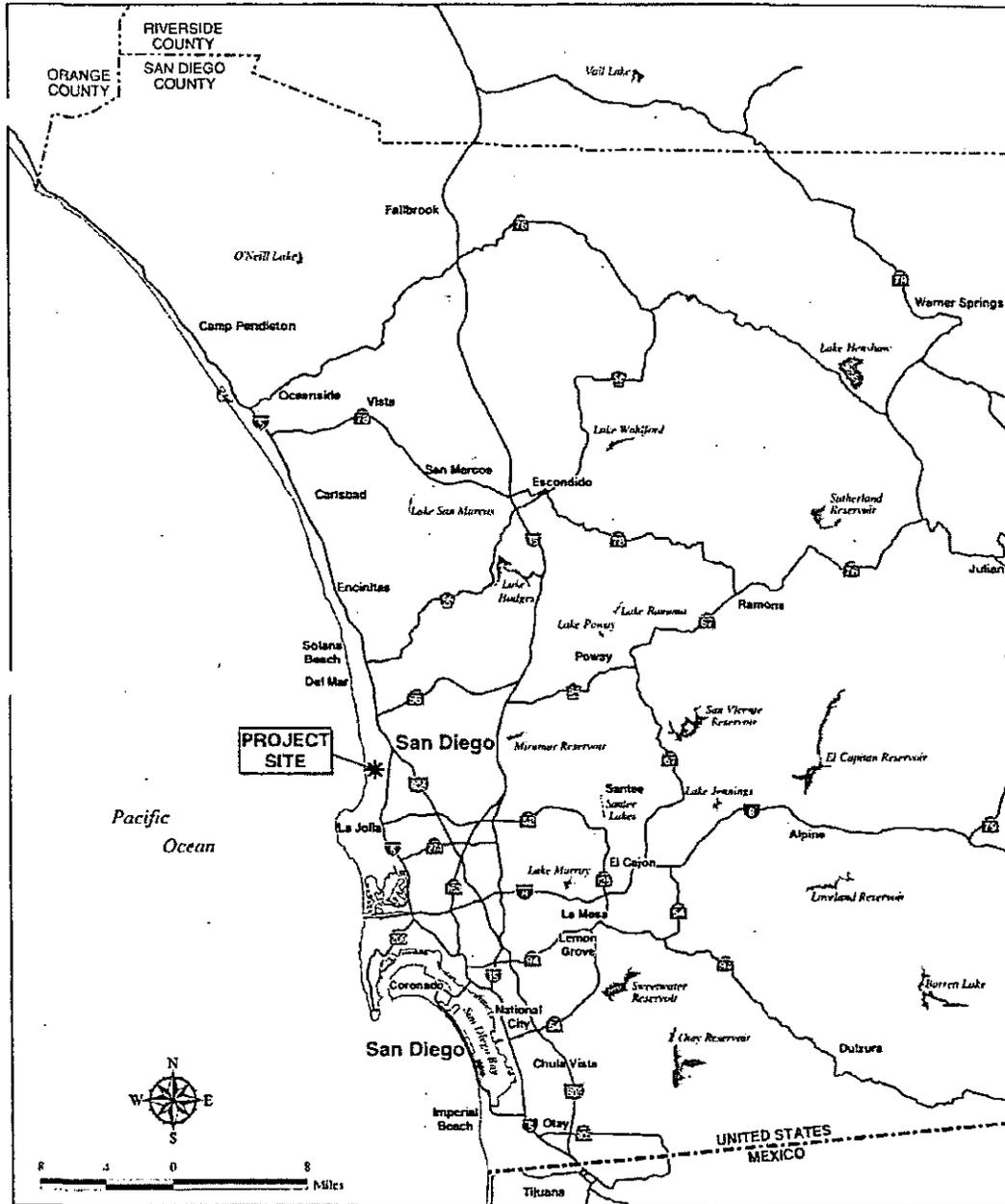


Figure 1. Location map
Source: Helix Environmental Planning

0800154

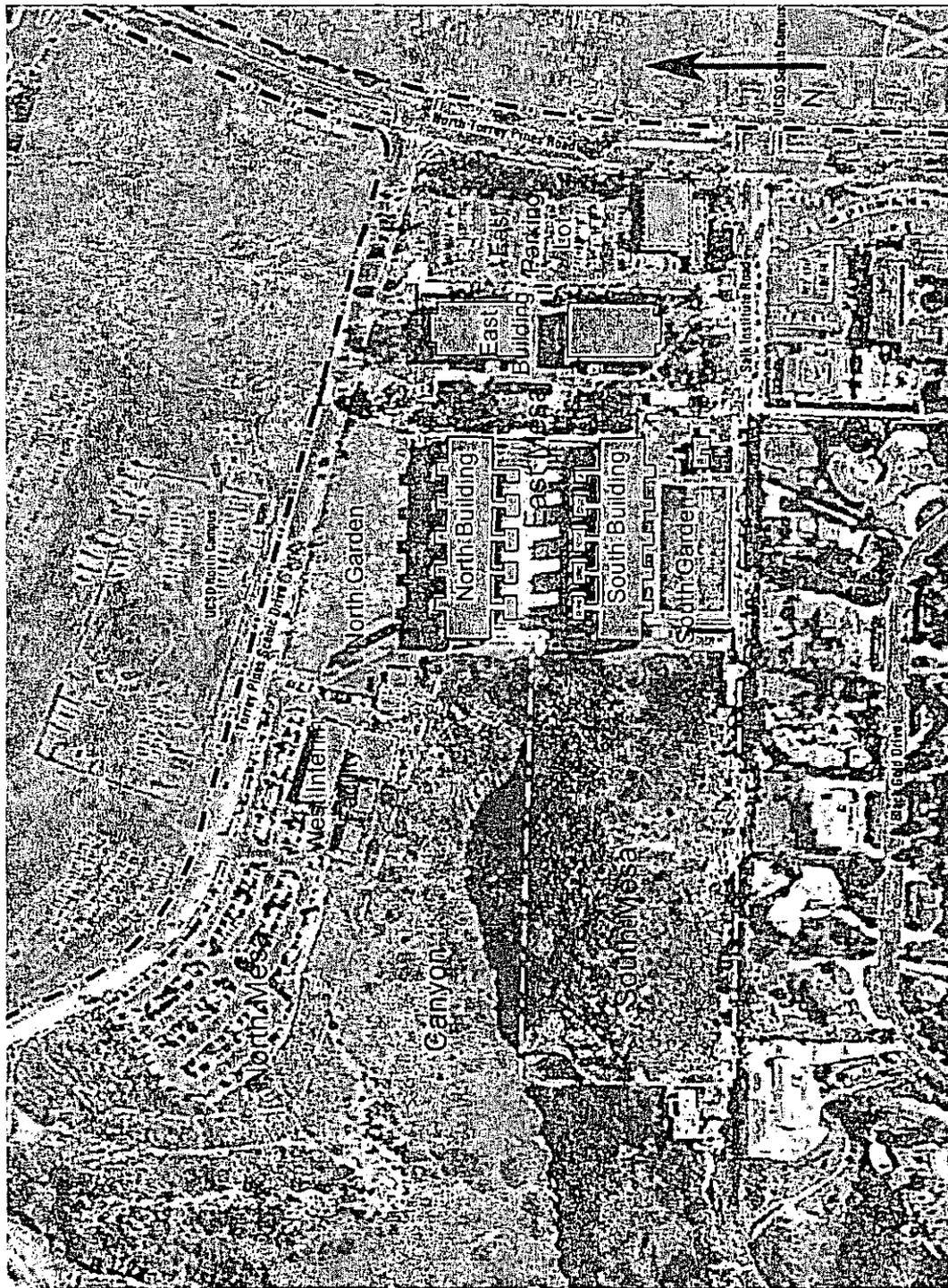


Figure 2. Salk Institute parcel boundaries
Source: Salk Institute for Biological Studies; annotated by Page & Turnbull

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II. SUMMARY OF DETERMINATION

The Salk Institute is one of the most significant monuments of the Modern Movement in the State of California. The Kahn-designed Laboratory complex is also universally recognized by architectural historians as being one of the most significant Modernist works in the United States. Designed in the early 1960s and completed in 1965, the Laboratory complex and adjoining landscape elements comprise one of Kahn's most important built projects. Designed in response to continuous input from institute founder Jonas Salk, the Laboratory complex is significant not only for its aesthetic contributions to the body of architecture, but also for its innovative layout and organization, serving as the model for dozens of subsequent research and scientific laboratories constructed throughout the world.

Rendered in Kahn's unique classically-influenced strain of Modernism, the Kahn-designed section of the Salk Institute is comprised of a single laboratory complex consisting of two above-ground buildings above a continuous basement level. The north and south laboratory buildings flank an exquisite travertine-finished courtyard with unobstructed views of land, ocean, and sky. In addition to the Laboratory complex, the 1962 Kahn/Salk master plan also included two additional building complexes, including the proposed "Meeting Center" and "Quarters for Visiting Fellows." Intended for the North and South Mesas, respectively, neither was ever built due to funding issues. Therefore, the Laboratory complex and adjoining landscaping are the only significant portions of the Kahn master plan to be realized.

The overall integrity of the campus has been compromised since the completion of the Laboratory complex in 1965. Changes that have occurred include the construction of non-contributing temporary buildings on the North Mesa and a portion of the East Mesa. Furthermore, in 1985, the Salk Institute exchanged two acres of land along the western edge of the South Mesa for an equivalent amount of City-owned land on the southern edge of the North Mesa. This transaction altered the configuration of the parcel, which, in effect, precluded the literal realization of the Kahn/Salk master plan as originally designed.

More far-reaching changes occurred in the early 1990s when the Salk Institute began planning its first new permanent building since 1965. The Salk Institute retained three architectural firms with well-known Modernist pedigrees to design the East Building: Anshen & Allen, David Rinehart, and Jack

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MacAllister, FAIA. The choice of MacAllister is especially significant as he was Kahn's local site architect during the construction of the 1965 Laboratory complex. Although the East Building was opposed by some neighbors who did not wish to see any additional development on the site, it was completed in 1995. Designed to be compatible with the original Kahn-designed Laboratory complex, the East Building was planned and constructed so that it would not impair the important views from the east toward the ocean.

More recently, the Salk Institute has begun planning to amend existing permits and update the original master plan in an effort to complete the campus. Today, however, the Salk Institute finds itself constrained by many factors not faced by Kahn when he prepared the original master plan in 1962, including more restrictive building codes and a more advanced awareness of sensitive habitat issues. Another complication is neighboring property owners objecting to additional construction on the campus. When the Salk Institute was built, it was located on the fringes of suburban La Jolla. Since 1965, several dozen large single-family homes have been constructed south of the campus on what had been the site of oil tycoon William Black's La Jolla Farms property.

According to the State's CEQA Guidelines, a "project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment."¹ The significance of a historic resource is impaired when a project materially alters in an adverse manner those physical characteristics that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register. The Proposed Project will result in the construction of several new buildings on the campus, mostly on sections earmarked by Kahn for future development or in areas that no longer retain design integrity. The proposed new buildings and landscape features will be designed in compliance with design guidelines in a modern idiom reflecting their era of construction. Most important, they will be sited to minimize their visual impact on the historic Kahn-designed section of the campus. As designed, the project will result in a limited number of substantial impacts to the site. However, as demonstrated in Section IX, the impacts can be mitigated and thereby reduced to a less-than-significant level.

Based on the City of San Diego's Development Services Department's bulletin entitled: *Significance Determination Thresholds: California Environmental Quality Act (CEQA) (November 2004)*, the impact

¹ Public Resources Code Section 21084.1.

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assessment for any project that could result in impacts to a historical resource must include the delineation of the Area of Potential Effects (APE). The APE includes both the areas of direct and indirect impacts. Direct impacts include activities such as site grading, road construction, excavation, demolition, new construction, alteration and all other physical repercussions. Indirect impacts include less tangible results such as visual, audible, or atmospheric effects that "are out of character with the historic property" or that "alter its setting." For the purposes of assessing the Proposed Project's potential impacts on historical resources, Page & Turnbull has established the APE as the entire legal parcel owned by the Salk Institute for Biological Studies described in Section I and illustrated in Figure 2. The entire legal parcel was selected on the basis of the pending National Register nomination submitted on behalf of the neighbors of the Salk Institute (La Jolla Farms Homeowners and Friends of Salk Canyon) to the State Historic Resources Commission in 2005. This nomination, which was returned to the applicants for revisions, determined the entire legal parcel as the potential historic resource.

III. CURRENT HISTORIC STATUS

This section examines the national, state, and local historical ratings assigned to the Salk Institute.

A. California Historical Resources Information System

Page & Turnbull requested a record search of the California Historical Resources Information System (CHRIS) from the South Coast Information Center at San Diego State University. According to information center staff, the Salk Institute has not been assigned a California Register Status Code (Status Code). Properties listed or under review by the State of California Office of Historic Preservation (OHP) are assigned Status Codes of "1" to "7" to establish a record of their historical significance. Properties with a Status Code of "1" are listed in the California Register or National Register. Properties with a Status Code of "2" have been formally determined eligible for listing in the California Register or National Register. Properties with a Status Code of "3" or "4" appear to be eligible for listing in either register through survey evaluation. Properties with a Status Code of "5" are typically locally significant or are of contextual importance. A Status Code of "6" indicates that the property has been found ineligible for listing in any register, and a Status Code of "7" indicates that the property has not yet been evaluated.

On August 5, 2005, the California State Historical Resources Commission (SHRC) heard testimony from a coalition of neighbors of the Salk Institute (La Jolla Farms Homeowners and Friends of Salk Canyon) in support of a nomination prepared by them to list the Salk Institute in the National Register. The SHRC, against the wishes of the Salk Institute, which sought to establish a more concise boundary, concurred with the applicants and determined that the entire parcel was eligible for listing in the National Register. Due to the Salk Institute's opposition to the nomination as prepared, the property cannot be formally listed in the National Register. Upon reception by the Keeper of the National Register, OHP will assign the Salk Institute a Status Code of "2S," meaning that the property is an "Individual property determined eligible for NR by the Keeper. Listed in the CR."² Any property located in California and formally determined eligible for listing in the National Register is automatically listed in the California Register.³

² California Office of Historic Preservation, "California Historical Resource Status Codes."

³ California Public Resources Code Section 5024.1(d)(1), *California Register of Historical Resources*.

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In discussions at the two hearings which preceded the SHRC's decision to approve the National Register nomination, held on February 4, 2005 and August 5, 2005, various commissioners indicated that the nomination would not prevent future development on the site. At the February hearing, Chair Anthea Hartig stated: "But what we are doing is not going to preclude additional buildings on that site in the future. I think that's very important for us to remember always." At the same hearing, Commissioner Claire Bogaard stated: "We know there are going to be additional – we assume, I should say – but there are going to be additional buildings on that site." Commissioner Bogaard reiterated that position at the August hearing, stating: "And to me, Salk can, and undoubtedly will, build in the north and south mesas if the properties are listed on the National Register or not. I, of course, hope that the Salk people will think very carefully about what they do design on the structures [sic], the design [should be] in keeping with Louis Kahn's original plan."⁴

B. City of San Diego Register of Historic Landmarks

On February 27, 1991, the San Diego Historical Site Board voted to include the Salk Institute Site No. 304 in the San Diego Register of Historic Landmarks on the basis of its association with Louis I. Kahn and Dr. Jonas Salk and for its "architectural significance." According to the resolution, the designation "specifically covers all façades of both buildings, the view to the west which they frame, the upper terrace entry way with its ornamental grove concept, the central plaza with its watercourse, the lower terrace with its fountain, gates and terrazzo seating areas." The resolution went on to state:

This is no way intended to curtail the future development of other areas of the site as was originally intended. Additionally, the Board (1) approved the proposed construction of a new East Entry and Multipurpose Building consistent with the plans, model and design shown to the Board and (2) directed staff to prepare a nomination to the National Register of Historic Places for the Salk Institute for Biological Studies, San Diego, CA.⁵

The National Register nomination was never completed by City staff. As part of the environmental review of the East Building in 1990, the San Diego Planning Department subsequently instituted a 100' buffer zone between the new building and the Laboratory complex as part of mitigation measures for the project.⁶

⁴ Excerpts from transcript of State Historic Resource Commission Hearing (February 4 and August 5, 2005).

⁵ San Diego Historical Site Board, "Resolution Number R – 9102272" (Adopted February 27, 1991).

⁶ San Diego Planning Department, "Mitigated Negative Declaration-Salk Institute Expansion"—Dep. No. 90-1140, 1990. The text reads: "The exterior façade of the existing structures would not be altered in any way. The Institute and proposed East Building would be separated by a minimum of 100 feet. This 100-foot buffer is considered adequate mitigation by the

C. San Diego Progress Guide and General Plan

The *San Diego Progress Guide General Plan (General Plan)* is the City's blueprint for guiding development and resource protection. Currently, the City is engaged in the process of updating the *General Plan*. As required by the State of California, the *General Plan* is composed of seven chapters, or "elements." These include Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety. In addition to these, the City has adopted several optional elements that address other issues important to San Diegans.

The *Cultural Resources Management Element* is one of these optional elements. Its purpose is stated in the Findings section: "For the citizens of San Diego to derive maximum educational and aesthetic benefit from our cultural resources, sites must be adequately protected and their surrounding environments preserved." Cultural resources are defined as "physical features, both natural and man-made, associated with human activity. These may include such physical objects and features as archaeological sites and artifacts, buildings, groups of buildings, street furniture, signs and planted materials; in short, almost anything that connotes man's past presence." The *Cultural Resources Management Element* discusses in general terms archaeological and historic site preservation in San Diego, including the roles and responsibilities of the Historic Site Board, the status of cultural resource surveys, the State Historic Building Code, overlay districts, the Mills Act, conservation easements, and other public preservation incentives and strategies. The *Cultural Resources Management Element* concludes with a discussion of criteria used by the Historic Site Board to designate landmarks and includes a list of recommended steps to strengthen historic preservation in San Diego.⁷ Historical Sites are mostly concentrated within a handful of districts, in particular Centre City, Old Town, Point Loma, and La Jolla Village. Only a few Historical Sites have been designated outside these areas; one such site is the Salk Institute for Biological Studies.⁸

City Architects Office and by the Historical Site Board to preserve the historical and architectural significance of the existing buildings.

⁷ San Diego Planning Department, *San Diego General Plan – Cultural Resources Management Element* (San Diego: San Diego Planning Department, 1997), p. 217.

⁸ *Ibid.*

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D. University Community Plan

The Salk Institute is located within the University Community planning area. Adopted by the San Diego City Council on July 7, 1987, the *University Community Plan* is an area plan of the *San Diego General Plan*. The *University Community Plan* contains a set of objectives and policies to guide decisions affecting land use within the University Community.⁹ The University Community planning area covers an area of approximately 8,500 acres bounded by Los Peñasquitos Lagoon and the Sorrento Valley to the north; the Atchison Topeka & Santa Fe tracks, NAS Miramar, and Interstate 805 to the east; State Route 52 to the south; and U.S. Interstate 5, Gilman Drive, North Torrey Pines Road, and the Pacific Ocean to the west. Although the *University Community Plan* does not contain a Preservation Element, the Salk Institute is mentioned as being an important part of the community, both economically and for its urban design qualities. Section II(A)(6) of the *Resource Management Element* of the *University Community Plan* addresses cultural resources; however, this section only discusses archaeological sites.

⁹ San Diego City Council, "Resolution Number R - 268789" (San Diego: San Diego City Council, adopted July 7, 1987).

IV. DESCRIPTION



Figure 3. Perimeter plantings along North Torrey Pines Road
Source: Page & Turnbull

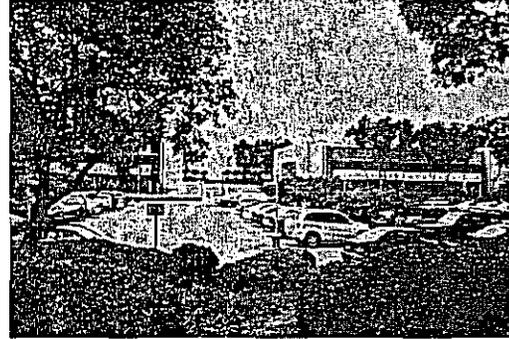


Figure 4. East Parking Lot
Source: Page & Turnbull

A. General Site Description

As discussed above, the Salk Institute is located approximately three miles north of La Jolla, on a U-shaped, 26.34-acre site overlooking the Pacific Ocean. The oddly configured parcel is composed of three small mesas -- North, South, and East -- that embrace a steep and narrow coastal canyon near the center of the property. Most of the canyon proper is part of Torrey Pines City Park and not owned by the Salk Institute. The dramatic coastal site served several purposes prior to the construction of the Salk Institute; remnants of these prior uses survive in places.

B. East Mesa

Presently, the East Mesa is the most intensively developed portion of the Salk Institute campus due to its level topography and proximity to North Torrey Pines Road. The easternmost portion is dominated by a large landscaped surface parking lot known as the East Parking Lot. Otherwise, the East Mesa consists of a mixture of structures, sites, and landscape features, some of which are original to the 1962 Kahn/Salk master plan. The landscape strip between the East Parking Lot and North Torrey Pines Road features original plantings consisting of Red Flaming eucalyptus (*E. ficifolia*) and other trees and shrubs, providing a dense screen of vegetation between the street and the campus (Figure 3). In addition, the East Parking Lot features planting strips containing near rows of Chinese Fringe trees (*Chionanthus retusa*) (Figure 4). Much of the original landscaping survives intact in this portion of the campus. On the other hand, much of the perimeter planting along Salk Institute Road has been removed to make way for road improvements or by adjacent property owners seeking to create ocean views.

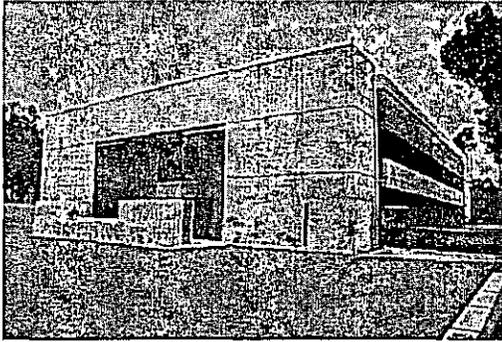


Figure 5. East Building (North Wing)
Source: Page & Turnbull



Figure 6. Eucalyptus grove
Source: Page & Turnbull

The East Mesa contains several buildings and structures. These include the 1995 East Building; the Accessory Building, a 1960s-era corrugated metal temporary structure; and a temporary modular structure that serves as an annex to the Accessory Building.

East Building

Aside from the Kahn-designed Laboratory complex, the East Building is by far the most important building on the East Mesa (Figure 5). Jointly designed by Anshen & Allen, David Rinehart and Jack MacAllister, FAIA, the East Building is composed of two, two-story wings above grade and a full two-level basement below grade. Completed three decades after the Laboratory complex, the East Building was the first major permanent above-ground expansion of the Salk Institute. Placed between the East Parking Lot and the Laboratory complex, the East Building was partially constructed on the site of a eucalyptus grove that predates the Salk Institute, a portion of which still exists (Figure 6). The 110,000 square-foot East Building was constructed to free up space for research in the Laboratory complex, which had housed non-research functions since its completion in 1965. The East Building provides additional laboratory space, a visitor reception area, administrative offices, a 300-seat auditorium, and meeting rooms. The East Building was designed to be compatible with the nearby Kahn-designed Laboratory complex, yet it reflects the era in which it was constructed. Accordingly, the architects employed similar materials and construction techniques, such as plywood sheet-formed concrete walls, mill-finished stainless steel screens, and glass-filled openings. The interior of the East Building is similarly finished, with exposed concrete walls, travertine flooring, and elegant trim materials.

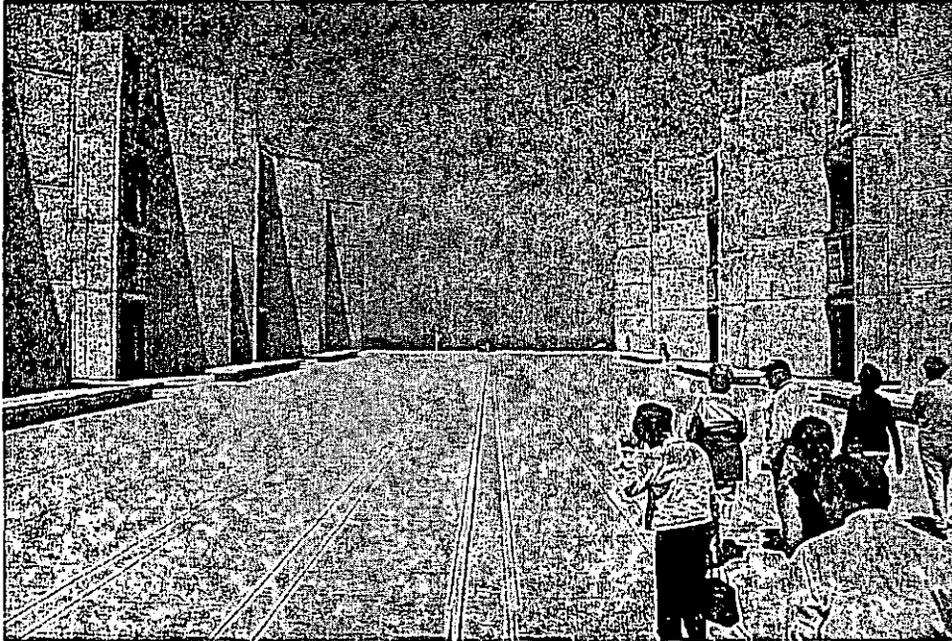


Figure 7. View west from Central Court
Source: Page & Turnbull

Laboratory Complex

Located at the western end of the East Mesa where it overlooks the coastal canyon and the Pacific Ocean, the Kahn-designed Laboratory complex and adjacent landscaping comprise the central focus of the Salk Institute campus. The Laboratory complex is comprised of two, six-story (with two levels below grade), reinforced-concrete buildings flanking a central courtyard (Central Court) (Figure 7). Facing each other across the Central Court, the principal façades of the North and South Buildings largely mirror each other. Both buildings measure 245' x 65' in plan, whereas the travertine-surfaced Central Court measures 270' x 90'. The Central Court is longitudinally bisected by a shallow linear water feature, or runnel, which carries a re-circulated stream of water from a small pool at the eastern end of the court to a large rectangular pool at the western end. The pool on the east side of the court is flanked by two elevated concrete planting beds containing lime trees; the beds originally contained Calamondin orange trees.

Designed with both aesthetics and function in mind, the Laboratory complex represents an evolution of Kahn's earlier Richards Medical Center at the University of Pennsylvania (1957-61). Utilizing Kahn's well-known "served-servant" principle, the two buildings are each comprised of three levels of flexible, unobstructed laboratory space (served spaces) and three alternating levels of utility space

(servant spaces) (Figure 8). The utility floors are supported by large Vierendeel trusses. These trusses, composed of 65'-long horizontal beams, are spaced every 20' on center and cantilever over the Central Court to carry the exterior walkways. The trusses enable the laboratory floors to remain free of columns or other structural encumbrances, satisfying Salk's requirement that the laboratory floors remain flexible and easily adaptable for new uses. Without permanent partition walls or mechanical equipment in the way, the laboratory floors require little time or effort to reconfigure for new projects. The segregation of the utility floors also keeps the laboratory floors free from dirt and debris when plumbing, electrical, or other utilities are modified.¹⁰

Due to zoning regulations, the two laboratory buildings could not exceed the 60' height limit in effect in the early 1960s. Therefore, in order to achieve Salk's program, the first two floors were constructed below grade. In order to provide natural light to these floors, Kahn designed sunken light courts, measuring 45' x 25', between the five stair towers on the Central Court. In addition to providing visual rhythm, the stair towers provide vertical circulation and contain utility rooms, toilet rooms and two levels of research studies (Figure 9). There are thirty-six studies in total, each one having a diagonal window wall to allow in ample light and air and to provide views of the Pacific. The studies are located on the same level as the utility floors for increased privacy, ensuring that they remain a zone of contemplation. Differentiated from the laboratories, the study towers were, in Kahn's words, the "architecture of the oak table and the rug." Kahn himself likened the entire Laboratory complex to a mediaeval monastery. His analogy was carried further by the court-level "arcade" created by the cantilevered walkways and stair towers, deliberately modeled on the monastery of San Francesco in Assisi.

Throughout the Laboratory complex, Kahn labored to elucidate its underlying structural logic. In pursuit of honesty, he purposely retained the impressions of the 4' x 8' plywood sheets used to form the walls in order to avoid disguising the construction methods used and to emphasize the limits of opening and closure. Kahn refused to fill in the joint lines; instead, he chamfered them to emphasize the modular grid created by the 4' x 8' board forms. He also emphasized the 'materiality' of the materials used, refusing to disguise utilitarian materials as something they were not and contrasting warmer-colored organic materials, such as teak, with the adjoining areas of exposed concrete. The concrete itself was blended with pozzolan and other admixtures to give the material a warmer hue, and the plywood forms were coated in polyurethane to ensure a smooth finish. Neither natural air

¹⁰ David Brownlee, *Louis Kahn: In the Realm of Architecture* (New York: Rizzoli, 1992), p. 333.

pockets nor the conical holes left by the form ties were filled with concrete. The latter were arranged to fall in a regular pattern and filled with lead plugs to prevent corrosion of the rebar.¹¹

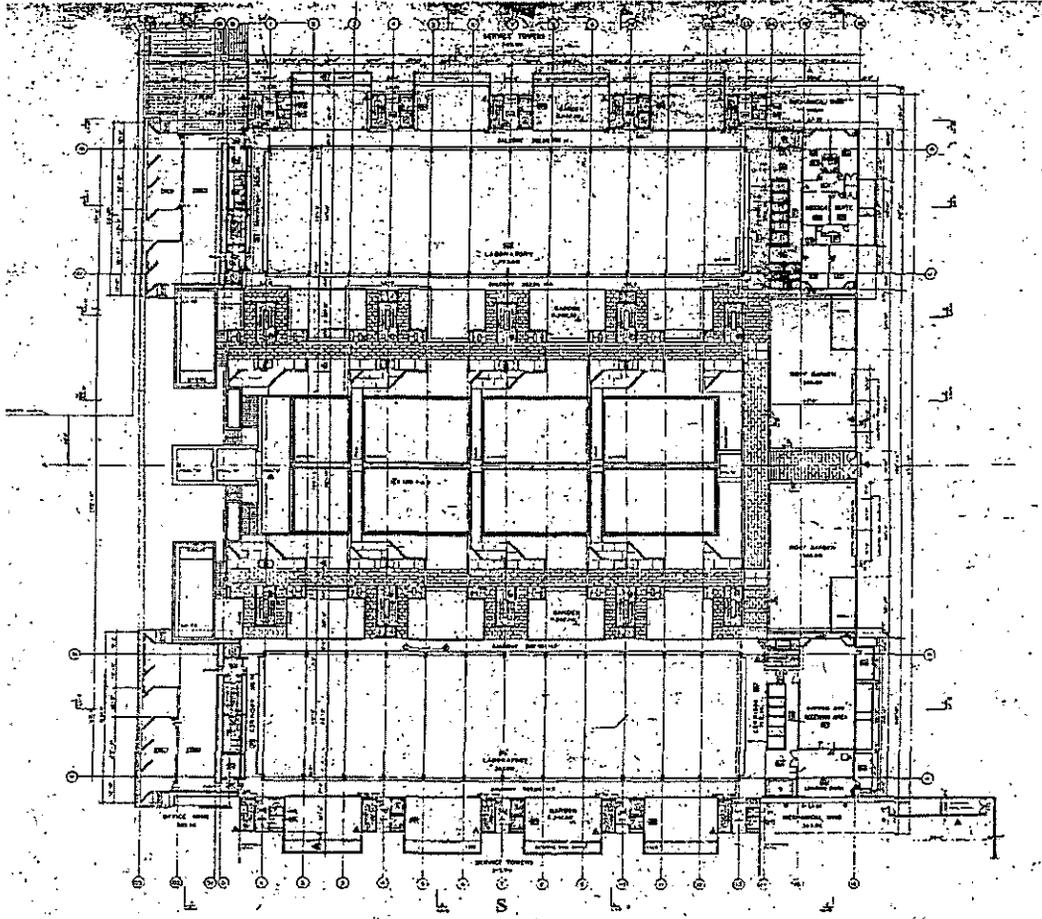


Figure 8. Salk Institute Laboratory, main floor plan
Source: Salk Institute for Biological Studies

¹¹ James Steele, *Salk Institute: Louis I. Kahn* (London: Phaidon Press, 1993).

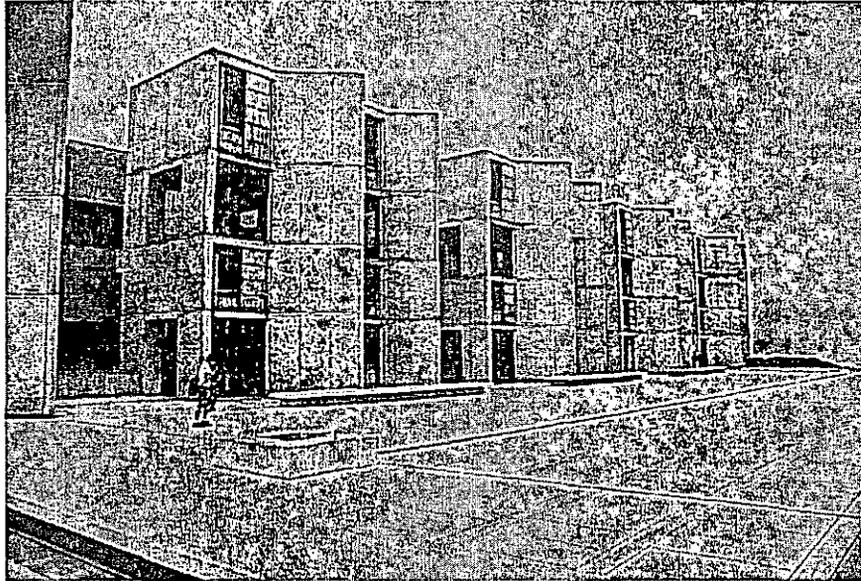


Figure 9. North elevation of South Building
Source: Page & Turnbull

The other three façades of the Laboratory buildings are slightly more utilitarian and less intricately detailed than those facing the Central Court. The east-facing façades are dominated by large, two-level cooling towers and are largely unfenestrated. A mechanical corridor, which is not visible, connects the North and South Buildings below grade beneath the cooling towers.

The west, seaward-facing façades are comprised of four (and occasionally five) above-grade levels articulated by fixed and operable windows set within teak frames. At grade, the arcade continues around from the Central Court to the west façades of both buildings. The outermost bays on each building feature open porticos similar to those facing the Central Court (Figure 10).

The rear, or outer, façades of the Laboratory complex – including the south façade of the South Building and the north façade of the North Building – are treated similarly. Both are largely unfenestrated, consisting of an arrangement of five concrete stair towers alternating with recessed light courts. The concrete walls surrounding the light courts are penetrated by horizontal incisions that allow light and air into the buildings (Figure 11).



Figure 10. West façade of Laboratory complex
Source: Page & Turnbull



Figure 11. North façade of North Building
Source: Page & Turnbull

Landscape and Auxiliary Structures

The Laboratory complex is surrounded by landscape elements designed by Louis Kahn or members of his team.¹² The North Garden, an original component of the 1962 Kahn/Salk master plan, is located between the North Building and Torrey Pines Scenic Drive (Figure 12). The 1965 Landscape Plan suggests that the North Garden appears much as it did when it was originally designed, although many of the trees depicted on the plan appear to have died or been replaced. Presently, the North Garden is a largely unobstructed grass lawn crossed by brick paths. The paths are illuminated by 1960s-era cylindrical bollard light fixtures. Torrey Pines Scenic Drive is lined with remnants of original perimeter plantings, mostly Flaming Red eucalyptus trees. As the eucalyptus trees have died, they have been replaced with Torrey pines, which are native to this part of San Diego County. The brick path on the west side of the North Garden, which is original to the design, appears to retain a handful of original trees contained within planters.

The 1965 Landscape Plan depicts the South Garden, located between the South Building and Salk Institute Road, as two separate lawn panels bounded by short concrete retaining walls (Figure 13). Salk Institute Road, which borders the South Garden, was originally to have been lined with Monterey Cypress trees. Probably due to cost overruns, the construction of the South Garden was postponed; and after the completion of the Laboratory complex in 1965, the entire area was converted into a temporary surface parking lot. In 1978, the new subterranean Cancer Research/Animal Facility was constructed beneath the site; and in 2001, the Animal Facility was

¹² In November 2006, Page & Turnbull prepared a separate document analyzing the evolution of the Salk Institute's landscape features. This document, which is an addendum to this report, is entitled: *Salk Institute Landscape Analysis* (November 20, 2006).

expanded southward to occupy the intervening space between Cancer Research Facility and Salk Institute Road. Today, a concrete wall marks the extent of these additions. Grass lawns have been planted on their roofs, largely replicating the appearance of the South Garden as originally proposed. The parking lot east of the South Garden contains two small service buildings: one concrete structure and one modular wood building.

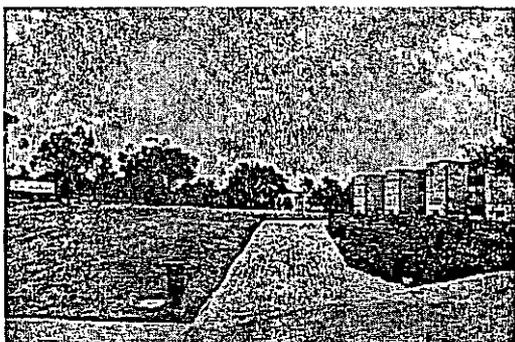


Figure 12. North Garden
Source: Page & Turnbull

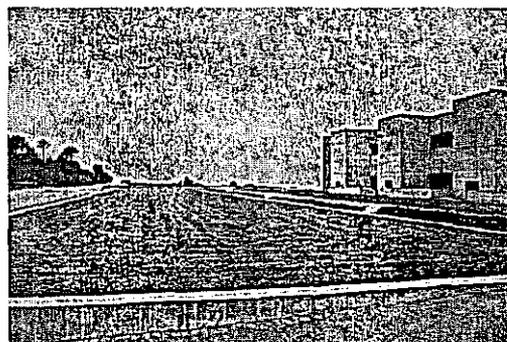


Figure 13. South Garden
Source: Page & Turnbull

C. North Mesa

According to Kahn's original master plan, the North Mesa was to be the location of a proposed "Meeting Center." The Meeting Center was to have contained a seminar room, library, meeting rooms, a dining hall, recreation space and quarters for the director and guests. The Meeting Center was to have been fairly tall, at 40', due to its constrained site at the end of the North Mesa. Landscaping was to have been minimal, consisting for the most part of trees planted alongside a path connecting the Meeting Center to the Laboratory complex. Cost overruns associated with building the Laboratory complex resulted in the indefinite postponement of the Meeting Center. Today, the North Mesa is occupied by a large asphalt parking lot and several temporary laboratory structures collectively known as the West Interim Facility (Figure 14). The North Mesa also has three small greenhouses built in the late 1980s, a handful of sheds, and freestanding mechanical equipment. Only small portions of the North Mesa remain undeveloped, with coastal sage scrub covering the upper margins of the adjoining canyon.

D. South Mesa

On the South Mesa, Kahn planned a residential development for visiting researchers called the "Quarters for Visiting Fellows" (Quarters). The buildings were to terrace down the ocean side of the mesa, reducing their visual prominence and taking advantage of the dramatic views. The Quarters

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were to be accessed by a curvilinear path that followed the natural contours of the site. Similar to the proposed Meeting Center, the construction of the Quarters was indefinitely postponed in response to cost overruns. Since 1965, the South Mesa has remained largely untouched with two notable exceptions. During the construction of the Laboratory complex, contractors deposited excavation materials on the South Mesa, creating the distinctive "mound" at the center of the site (**Figure 15**). Two decades later, in 1985, the City traded two acres along the north wall of the canyon for an equivalent amount of Salk Institute land at the western end of the South Mesa. On this land, the City built a wastewater pumping station (known as Pump Station #45). The property exchange altered the configuration of the property boundaries and the construction of Pump Station #45 changed the appearance of the western end of the South Mesa.

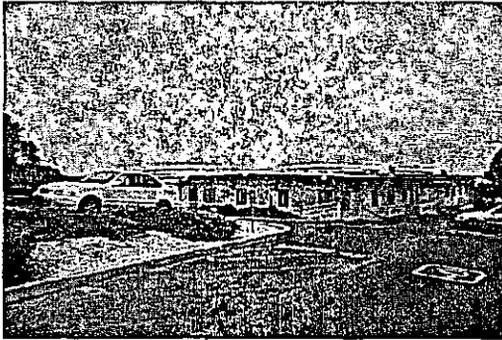


Figure 14. North Mesa, West Interim Facility
Source: Page & Turnbull

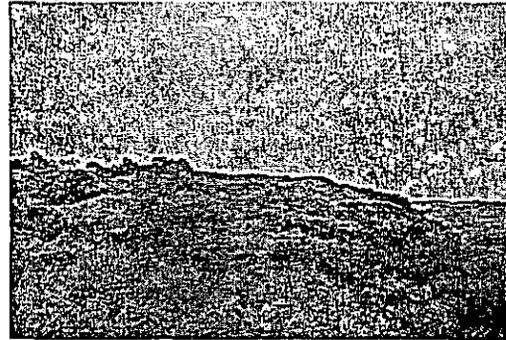


Figure 15. South Mesa, looking west
Source: Page & Turnbull

V. HISTORIC CONTEXT

A. Prehistoric Era

Evidence of human presence in what is now San Diego County extends back at least 10,500 years. The earliest known culture to have lived in the region was the Paleo-Indian culture of the San Dieguito Complex. Inhabiting the San Diego region from 8500-6000 BC, the primary evidence of these nomadic hunter-gatherers includes materials and objects such as scrapers, scraper planes, choppers, large blades and spear points, most of which were manufactured from fine-grained volcanic rock.¹³

Due to climate change and the associated transformation of subsistence strategies, around 6000 BC a more technologically advanced Native American culture gradually displaced the San Dieguito Complex. Known today as the La Jolla Complex, this group thrived in the southern part of San Diego County from 6000 BC to 0 AD. The La Jolla Complex people inhabited coastal areas and subsisted on shellfish and plants growing on the shores of the Pacific and interior bays and lagoons, such as Mission Bay. Archaeological materials recovered from the La Jolla Complex include grinding tools (*manos* and *metates*) and other stone tools. The dead were frequently buried on coastal bluff tops overlooking the ocean.¹⁴

Beginning around 0 AD, and continuing until after the arrival of Spanish explorers in the last quarter of the eighteenth century, the San Diego region was inhabited by a late prehistoric culture now known as the Cuyamaca Complex. Ancestors of the Kumeeyaay people, these people led a nomadic hunting and gathering lifestyle. Their territory ranged from the mountains east of San Diego to the Pacific Ocean. They added the mortar and pestle to the *mano* and *metate*, indicating the primary role of acorns in their diet. They also hunted with bows and arrows made with obsidian from what is now Imperial County, indicating that they traded with inland peoples. The people of the Cuyamaca Complex also made pottery and cremated their dead. Cultural deposits from these people are extensive and include pottery, scrapers, stone tools, and clay-lined hearths.¹⁵

¹³ San Diego Planning Department, *Strategic Framework Final Environmental Impact Report: Historical Resources* (San Diego: June 14, 2002), p. IV-80.

¹⁴ *Ibid.*

¹⁵ *Ibid.*



Figure 16. Mission San Diego de Alcalá, ca. 1900
Source: San Diego Historical Society

B. Historic Era: Spanish and Mexican Periods

The Historic Era in San Diego County begins with the establishment of Mission San Diego de Alcalá in 1769 and continues to the present. This era is divided into three periods that coincide with changes in national hegemony and include the Spanish Period: 1769-1822, the Mexican Period: 1822-46, and the American Period: 1846 to the present.

Spanish Period

In 1542, the Spanish explorer Juan Rodríguez Cabrillo became the first European known to have visited what is now San Diego. However, Cabrillo was not looking for gold or a place to settle and he quickly moved on in search of the Northwest Passage to Asia. However, he did stay just long enough to claim California for Spain. Sixty years later, another Spanish explorer, Sebastián Vizcaíno, sailed along the coastline of Alta California. He renamed San Miguel Bay (so named by Cabrillo) after his flagship the *San Diego de Alcalá*.

Colonization of the San Diego region by Europeans would not occur for another 167 years. Increasingly alarmed about the activities of Russian fur traders, who had settled the Aleutian Islands and other outposts in Alaska, the Spanish began to consider colonizing the northern frontier of New Spain. The Spanish strategy was two-pronged and involved the establishment of both military outposts (presidios) and a string of Franciscan missions along the length of California. In so doing it

was hoped that the native inhabitants of California would convert to Catholicism, assimilate to Spanish culture, and become a bulwark of loyal Spanish citizenry against foreign rivals. Accordingly, the initial colonization of San Diego consisted both of an advance military force under the command of Don Gaspar de Portolá and a religious contingent under the leadership of the Franciscan priest Fray Junípero Serra. Serra's work resulted in the establishment of the first mission in Alta California, Mission San Diego de Alcalá, in 1769 (Figure 16). San Diego was a natural first link in the chain of twenty-one missions that would eventually appear throughout the valleys of California's Coast Range, from San Diego to Sonoma. With its large navigable bay and geographical position midway between the main supply base at Loreto, Baja California, and Monterey, Alta California, San Diego was an ideal location for launching colonization efforts.¹⁶

According to most accounts, the mission system was an unmitigated disaster for the native Californians. Finding themselves confined to Mission San Diego de Alcalá, where they were in effect enslaved by their Spanish masters, the Diegueños were compelled to relinquish their language, culture, and religion. Some Diegueños found the situation intolerable and on November 4-5 1775, they attacked the mission, burned it to the ground, and forced the Spanish to seek refuge at the Presidio, six miles west of the mission. The event was, however, only a temporary setback; the mission was rebuilt, and within two years, the first major group of settlers from México had arrived and began constructing a permanent settlement near the Presidio.

Mission San Diego began to prosper during the latter part of the eighteenth century, trading cattle hides, grain, wine, and leatherwork goods for manufactured goods from México and Spain, and although forbidden, from American and European traders. The first American ship, the *Betsy*, arrived in 1800. By 1797, the number of Indian neophytes, or converts, at the mission reached 1,405, the largest population of any mission in Alta California. This state of affairs continued largely uninterrupted throughout the first quarter of the nineteenth century.¹⁷

Mexican Period

In 1821, the former Spanish province of New Spain revolted and became the independent nation of México. The new republic accelerated the Spanish policy of settling the sparsely populated northern

¹⁶ San Diego Historical Society, *Timeline of San Diego History*, (<http://www.sandiegohistory.org/timeline/timeline1.htm>), accessed August 24, 2005.

¹⁷ *Ibid.*

frontier, and soon many settlers from México began arriving in San Diego. Between 1820 and 1834, when San Diego was designated a *pueblo* or secular community, the town's population had grown to more than 600 residents. In 1833, the Mexican government decided to formally disestablish the missions of Alta California. Although the avowed aim of this action was to free the Indians from peonage, the secularization of the missions devolved into a land grab by Spanish and Mexican settlers. Interestingly, the lands belonging to Mission San Diego de Alcalá were not confiscated for more than a decade following secularization. Not until 1846 did Pio Pico, the last Mexican governor, grant the mission and its 58,000 acres to a colonist named Don Santiago Arguello.¹⁸

C. American Period

The era of Mexican sovereignty in San Diego and the rest of California came to a rather abrupt end in 1846 with the Mexican-American War and the signing of the Treaty of Guadalupe Hidalgo on February 2, 1848. The boundary between the two nations was established a year later by the American-Mexican Boundary Commission. In 1850, the same year California was admitted to the Union, San Diego County (which also included Imperial County and parts of Riverside and San Bernardino Counties) was established as one of California's original twenty-seven counties. San Diego was also incorporated as a city, although the Census placed San Diego's non-Indian population at only 650. 1850 also witnessed the arrival of several American settlers, including William Heath Davis, who purchased 160 acres in what later became known as "New Town," now downtown San Diego.¹⁹

San Diego and much of Southern California changed very little between statehood and the Civil War. Although Northern California's population exploded during the Gold Rush, Southern California saw little change. In fact, San Diego's population plummeted after 1850. The handful of Americans that did trickle into the remote settlement tended to assimilate into local Californio society, learned to speak Spanish, and married local women. The first American to envision San Diego on different terms was Alonzo E. Horton, a trader and speculator who had been living in San Francisco (Figure 17). In 1867, Horton arrived at San Diego on the paddle-wheel steamer *Pacific* and purchased 960 acres of land on San Diego Bay. He purposely avoided the original Spanish/Mexican pueblo, which he felt did not "lie right." After surveying and laying out "New Town" San Diego, named to

¹⁸ *Ibid.*

¹⁹ San Diego Historical Society, *Timeline of San Diego History* (<http://www.sandiegohistory.org/timeline/timeline1.htm>), accessed August 24, 2005).

distinguish it from the pueblo, or “Old Town,” Horton returned to San Francisco, where he set up a land office with the purpose of boosting San Diego as the “city of the future.” Within three years, Horton had built a major hotel named the Horton House at the center of his holdings to attract others to invest in the area (Figure 18).²⁰



Figure 17. Alonzo E. Horton
Source: San Diego Historical Society

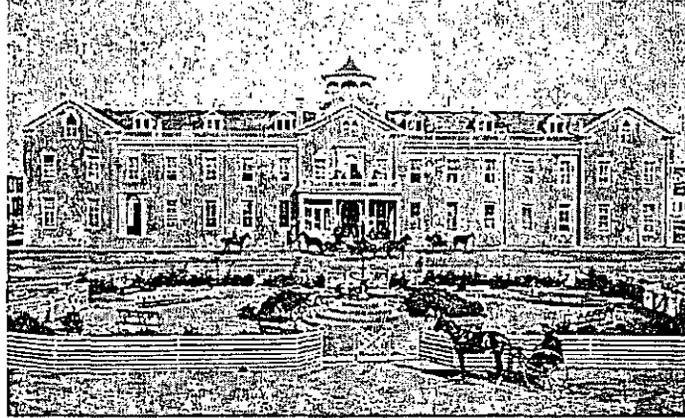


Figure 18. Horton House, ca. 1870
Source: San Diego Historical Society

Horton’s activities unleashed a series of “boom and bust” cycles fueled principally by rampant real estate speculation. San Diego’s real estate boom was given some impetus by the completion of its first rail connection in 1884, when the California Southern Railroad, a subsidiary of the Atchison Topeka & Santa Fe, extended a spur line south from Los Angeles. San Diego grew rapidly during the early 1880s, achieving a peak population of around 40,000 in 1887. Prominent civic landmarks such as Balboa Park and the Hotel del Coronado took shape during this period.²¹ Unfortunately for the speculators, the real estate boom ended with a severe bust in 1888. Similar to Los Angeles, the value of San Diego’s property had become drastically overvalued. Many of the speculators were ruined over night and consequently, San Diego’s population dropped by more than half. However, in the years that followed, San Diego did not recover as quickly as Los Angeles. The border city was at a decided disadvantage; unlike its neighbor to the north, San Diego lacked its own direct rail connection to the East, a condition which lasted until 1919, when the San Diego & Arizona Eastern Railroad constructed a precarious alignment through the mountains east to Phoenix.²²

²⁰ Kevin Starr, *The Dream Endures: California Enters the 1940s* (Oxford and New York: Oxford University Press), p. 95.

²¹ *Ibid.*, p. 96.

²² *Ibid.*

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After a prolonged depression, San Diego gradually recovered during the early years of the twentieth century. One of principal boosters in the new century was John D. Spreckels, scion of San Francisco sugar king Claus Spreckels' empire. The younger Spreckels bought up much of San Diego's civic infrastructure, including the transit system and two of the city's newspapers. He also purchased North Island and most of Coronado, including the Hotel del Coronado.

Unlike the boom years of the 1880s, San Diego grew at a more moderate pace during the early twentieth century. In 1910, the city's population had only just reached its pre-1888 figure of 40,000. With ample room to grow, San Diego sprawled out onto the mesas bounding New Town to the east. In 1908, the City hired prominent city planner John Nolen to draw up a general plan for San Diego. Although broad in outline, the plan set up the guiding principles for which San Diego would distinguish itself from Los Angeles. Nolen's City Beautiful-inspired plan, which was not implemented until 1926, encouraged the young city to "forsake the smokestack" and instead capitalize on the region's Mediterranean climate and spectacular scenery.²³

Unlike Los Angeles, which grew primarily as a result of industrial and agricultural development, San Diego's prosperity ultimately resided in its position as a military outpost. The region's strategic value first became evident to military brass in the wake of the Spanish-American War. Navy officials in particular were attracted to San Diego's large natural harbor, its temperate year-round climate, and its proximity to America's growing Pacific empire. The Army did not stand idly by and watch. In 1917, following the entry of the United States into the First World War, the Army established Camp Kearny as its administrative center in the Southwest. That same year, the Army Signal Corps established Rockwell Field (later NAS North Island) on North Island. San Diego's year-round good weather attracted pioneer aviators, including Glenn Curtiss, who established a flying school on North Island.²⁴ San Diego's future as the "Gibraltar of the Pacific" was solidified in 1919 when the Navy designated the city as the location of its Pacific Fleet headquarters.

²³ Lynne Carrier, *San Diego: Looking to the Future - General Plan: City of Villages* (San Diego Planning Department: 2005), p. 1.

²⁴ Kevin Starr, *The Dream Endures: California Enters the 1940s* (Oxford and New York: Oxford University Press), p. 96.

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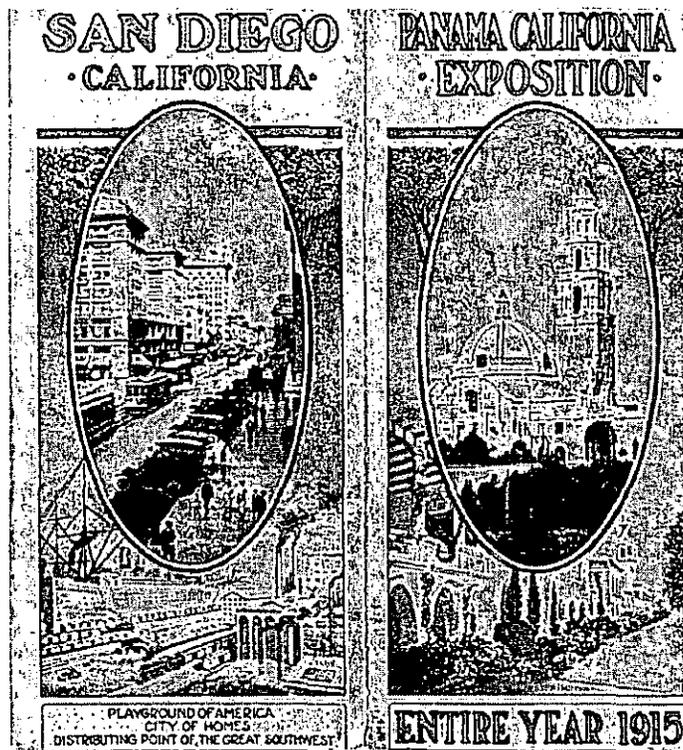


Figure 19. Promotional brochure prepared for visitors to the 1915 Panama-California Exposition by the Chamber of Commerce
Source: San Diego Historical Society

While the Army and Navy were expanding throughout San Diego, the tourism industry began to flourish. Hundreds of thousands of visitors came to San Diego to enjoy the heavily promoted Panama-California Exposition of 1915-16 in Balboa Park (previously known as City Park) (Figure 19).²⁵ Many of the tourists were so smitten that they never left, taking up residence in the two- and three-story apartment blocks built throughout the City to accommodate them. The San Diego Zoo was also established in 1916 to house animals brought in for the Exposition and left behind afterward. During the 1920s and 1930s, increased tourism led to the development of Coronado, Imperial Beach, Mission Beach, Pacific Beach, Ocean Beach and La Jolla as winter resorts for snowbirds and Hollywood executives. The development of these communities created the need for a year-round labor force, leading to rapid population growth and additional real estate booms in San

²⁵ Kevin Starr, *The Dream Endures: California Enters the 1940s* (Oxford and New York: Oxford University Press), p. 103.

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Diego. Between 1920 and 1930, the city's population more than doubled, increasing from 74,361 to 147,995.²⁶

Due to the undiminished military presence and the continued growth of tourism, San Diego did not fare as badly as many other American cities during the Depression. Demonstrating its prosperity, San Diego sponsored another world's fair in 1935: the California-Pacific International Exposition, held in Balboa Park.²⁷ In fact, the city continued to attract residents during the Depression, including thousands of Mexican immigrants and Dust Bowl refugees from Oklahoma, Texas, and Arkansas, many of whom took jobs in the region's thriving agricultural and military industrial sectors. In the years leading up to the Second World War, the number of military installations increased significantly in San Diego County. By the end of the War, the following military bases were in operation in or around San Diego: Camp Callan, near La Jolla; Camp Elliot, on Kearny Mesa; the Naval Training Center, on North Island; Miramar Naval Air Station, on Kearny Mesa; the Marine Corps Recruit Depot, at Lindbergh Field; and Camp Pendleton, in North County. By 1940, the population of San Diego had reached 203,341.²⁸

After the Second World War, San Diego experienced a temporary recession as the region's aerospace industry and other defense-related industries readjusted to peacetime conditions. However, the onset of the Cold War and the Korean War put the defense industries back into production, providing thousands of well-paying manufacturing and technology jobs to local residents. By 1950, the population of San Diego had increased by a third, fueled by in-migration and an ambitious annexation campaign that brought huge chunks of undeveloped agricultural land and several existing unincorporated communities into the city. Several of San Diego's nearby suburbs, including National City, Chula Vista, Lemon Grove, and La Mesa, also incorporated, beginning their transformation from agricultural communities into full-fledged suburban cities during this period.

By the late 1950s, San Diego's overwhelming reliance on the military had made it vulnerable to cutbacks in military expenditure. In 1964, a slump in the aerospace industry led *Time Magazine* to label the city "Bust Town, U.S.A." The perils inherent with being an essentially one-industry town inspired

²⁶ San Diego Historical Society, *Timeline of San Diego History* (<http://www.sandiegohistory.org/timeline/timeline1.htm>), accessed August 24, 2005.

²⁷ *Ibid.*

²⁸ *Ibid.*

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city leaders to begin seeking new industries. During the late 1950s, two seeds were planted that would eventually form the core of San Diego's biotechnology industry, the city's most important industry from the latter part of the twentieth century until today. These seeds, planted in close proximity to each other, were the University of California, San Diego and the Salk Institute for Biological Studies.

D. Project Vicinity History

Although officially located within the University Community planning area, the Salk Institute is historically part of the community of La Jolla, an affluent residential and resort neighborhood in the northern part of the City of San Diego.

As discussed above, San Diego was recognized as a *pueblo* in 1834 by the Mexican government. This designation gave the community self-governing status as a civilian settlement as well as a generous amount of land earmarked for house lots, farms, municipal lands and common grazing lands. The "Pueblo Lands of San Diego," as they were known, were formally surveyed in 1845 by sub-prefect Santiago Arguello and recorded by Governor Pio Pico in May 1846.²⁹ After California became a state in 1850, San Diego's leaders argued that the city should inherit the entire swath of Pueblo Lands assigned to it under Mexican law: 48,556 acres (eleven square leagues) of land stretching from what is now the Gaslamp District north to the Sorrento Valley (Figure 20).

The adjudication of Mexican land grants in California devolved into an arduous process following statehood, often resulting in decades of litigation. San Diego formally filed its claim to the Pueblo Lands in 1854 but did not receive a patent until two decades later, in April 1874. San Diego ultimately made out very well, obtaining title to nearly the entire eleven leagues originally granted to it, nearly three times the average amount of land awarded to other pueblos, including Los Angeles, San José, Sonoma, and Santa Barbara.³⁰ With almost 50,000 acres at its disposal, San Diego found itself endowed with a valuable "dowry" with which it could attract "suitors" to invest in the city. Beneficiaries of the City's largesse ranged from the railroads in the nineteenth century to major institutions such as the Navy, the University of California, General Atomic, and the Salk Institute in the twentieth century.

²⁹ Neal Harlow, *Maps of the Pueblo Lands of San Diego: 1602-1874* (Los Angeles: Dawson's Bookshop, 1987), pp. 21-22.

³⁰ 1,233 acres were eventually subtracted from San Diego's pueblo lands in order to create the Military Reservation on Point Loma, reducing the total acreage to 47,323 acres. Claire B. Crane, "The Pueblo Lands: San Diego's Hispanic Heritage," *The Journal of San Diego History* (Spring 1991), p. 6.

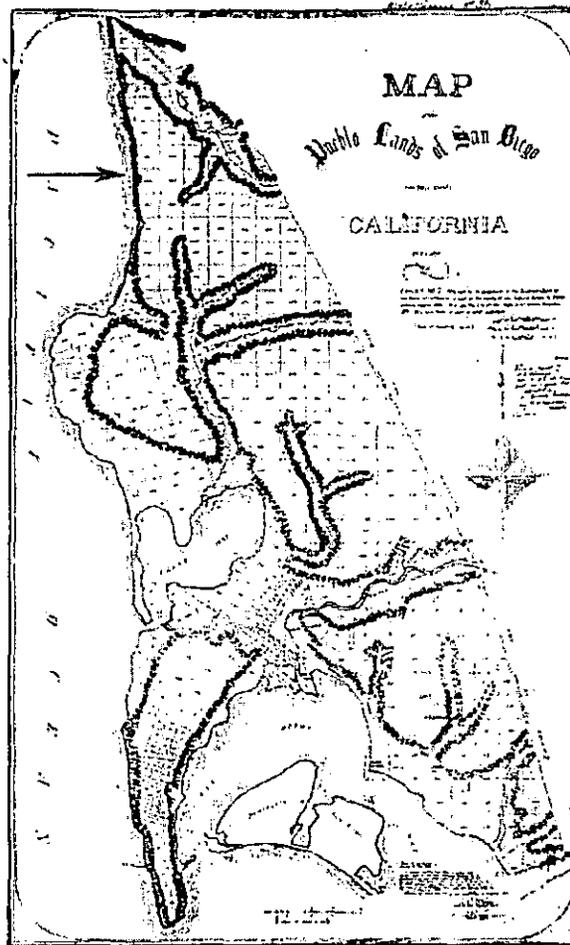


Figure 20. Map of San Diego's Pueblo Lands annotated to indicate location of the Salk Institute
 Source: San Diego Historical Society

La Jolla

The area, designated on maps as "La Jolla Park," is a name of unknown origin, although it has often been posited that it derives from the Spanish word *joya*, or "jewel." In actuality, the name probably derives from a Spanish garbling of a Native American word for the wave-created caves along much of the coastline of La Jolla. The community of La Jolla was born in 1886, when real estate speculator Frank T. Botsford purchased 400 acres of Pueblo Lands on La Jolla Bay from the City. Botsford immediately subdivided the land into lots and auctioned them off for home sites on April 30, 1887.

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Although some of the land was sold, the ill-timed subdivision succumbed to the real estate bust of 1888.³¹

Between 1900 and 1920, tourism became a major driver in the growth of San Diego's economy, and beachside resort communities like Pacific Beach, Ocean Beach, and Coronado began to grow. La Jolla was no different and the area's scenic coves and cliff-side beaches attracted a steady stream of artists, retirees and increasingly, Hollywood executives. During the first two decades of the twentieth century, the population increased from around 350 to approximately 4,000.³² During its heyday of the Roaring Twenties, La Jolla's curvilinear streets overlooking the Pacific were gradually filled in with humble wood-frame beach cottages and more ambitious Spanish Colonial Revival bungalows.³³ Although the Depression temporarily put a halt to the real estate development frenzy in La Jolla, the Second World War and its aftermath led to dramatic increases in the community's population. One major impetus was an influx of military personnel following the opening of Camp Callan on the north side of La Jolla in 1940. By 1943, approximately 7,700 residents lived in La Jolla. After the War, the hillsides around the village and northward along the coast were gradually subdivided and developed, including the site of the Salk Institute.

E. Project Site History

The Salk Institute was constructed on a portion of Pueblo Lot No. 1324 of the Pueblo Lands of San Diego. It appears that the City retained ownership of the land from the time that it received its patent from the State Land Commission in 1874 until the early 1960s, when the City granted the land to the Salk Institute. Not much is known about the uses that occurred on this comparatively remote section of the city during the nineteenth century, although in 1890, the City evidently leased the land that now comprises the Salk Institute and the adjacent Torrey Pines Park to ranchers for cattle and sheep grazing.³⁴

Torrey Pines Park

In 1899, the City designated 364 acres of Pueblo Lands encompassing what is now the Salk Institute and surrounding coastal lands as a public park. Recognizing the natural beauty of Torrey Mesa and

³¹ Patricia Schaelchlin, "La Jolla History," La Jolla Historical Society.

³² *Ibid.*

³³ Sanborn Fire Insurance Company, *Sanborn Map for La Jolla, California* (1926).

³⁴ California Department of Parks and Recreation, *Torrey Pines State Reserve - Human History* (<http://www.torreypine.org/tpmh.htm>), accessed August 25, 2005.

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concerned that it would be lost to development, newspaperwoman Ellen Browning Scripps acquired two additional Pueblo Lots between 1908 and 1911 and willed them to the people of San Diego. In 1924, the San Diego City Council added more acreage to the park, enlarging it to almost 1,000 acres of coastal bluffs, canyons, mesas and beaches. Four years later, in 1928, the League to Save Torrey Pines successfully fought a proposed cliff-top road that would have filled in several coastal canyons, including the canyon at the center of the Salk property.³⁵

Torrey Pines Gliderport

Pioneer aviators, including Charles Lindbergh, identified the seaside bluffs of Torrey Mesa as being ideal for launching and landing gliders in the mid-1920s, leading in 1928 to the establishment of Torrey Pines Gliderport on City-owned lands immediately north of what would become the Salk Institute. Initially, the facility consisted of little more than a single unpaved runway. In the 1960s, the growing popularity of hang gliding brought new users to Torrey Pines Gliderport. In the 1980s, paragliding pilots began to use the facility as well. Torrey Pines Gliderport was listed in the National Register in 1993 on the basis of its pioneering role in the development of the sports of gliding, hang gliding, and paragliding, as well as for its association with Charles Lindbergh. Torrey Pines Gliderport is also listed in the California Register, and it is a San Diego City Historic Site.

1928 Aerial

An aerial photograph taken of Torrey Mesa in 1928 depicts the largely undeveloped – if not natural – appearance of the Salk Institute site (**Figure 21**). The photograph indicates the site was mostly covered with open grassland. The only exceptions were the South Mesa, cloaked in coastal sage scrub, and the easternmost section of the East Mesa, which featured a small eucalyptus grove. A narrow dirt road divided the eastern part of the property (the East Mesa) from the western part of the property (North and South Mesas). The aerial photograph shows that the eastern boundary of the property was defined by a eucalyptus-lined road formerly called La Jolla Scenic Drive (now North Torrey Pines Road). The southern property boundary was marked by a fence, separating it from oil tycoon William Black's La Jolla Farms.

³⁵ *Ibid.*

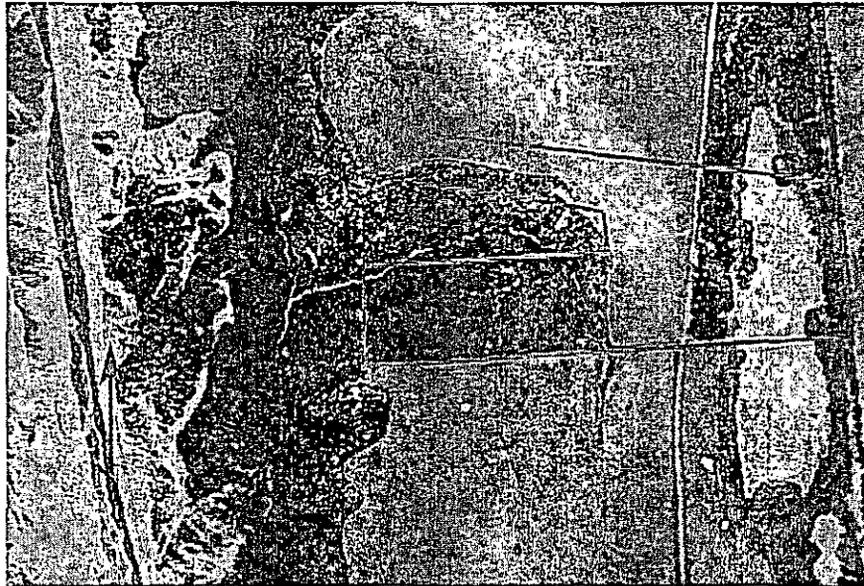


Figure 21. Detail of 1928 aerial photograph of Torrey Mesa with approximate boundaries of the Salk Institute superimposed
Source: San Diego Historical Society; annotated by Page & Turnbull

Camp Callan

With relations between the United States and Japan deteriorating during the late 1930s, the Army embarked on an ambitious campaign of base expansion to counter the looming threat of a Pacific war. The coastal bluffs north of La Jolla were clearly of strategic nature, since they guarded the northern approaches to San Diego Harbor. In October 1940, the Army formally requested that the City provide access to several hundred acres of parkland on Torrey Mesa. The Army wanted the land to build an installation that would protect San Diego from naval attack and serve as a coastal artillery training facility. In response, San Diego officials passed City Ordinance No. 1981, leasing 710 acres of Pueblo Lands to the Army for \$1. Several adjoining private landholders leased land to the Army as well and by late 1940, the Army had acquired a little over one thousand acres bounded by U.S. Highway 101 (now Torrey Pines Road), Miramar Road and the Pacific. More than half of the base's acreage consisted of parkland, including the site of the Salk Institute.³⁶

³⁶ Mark Berhow, *Historic California Posts: Camp Callan* (<http://www.militarymuseum.org/CpCallan.html>), accessed August 25, 2005. Roberta A. Robledo, *Cultural History of U.S. Army Camp Robert E. Callan and U.S. Marine Corps Campus Calvin B. Matthews* (San Diego: Unpublished report prepared for the University of California, San Diego Campus Planning Office, 1996), p. 8.

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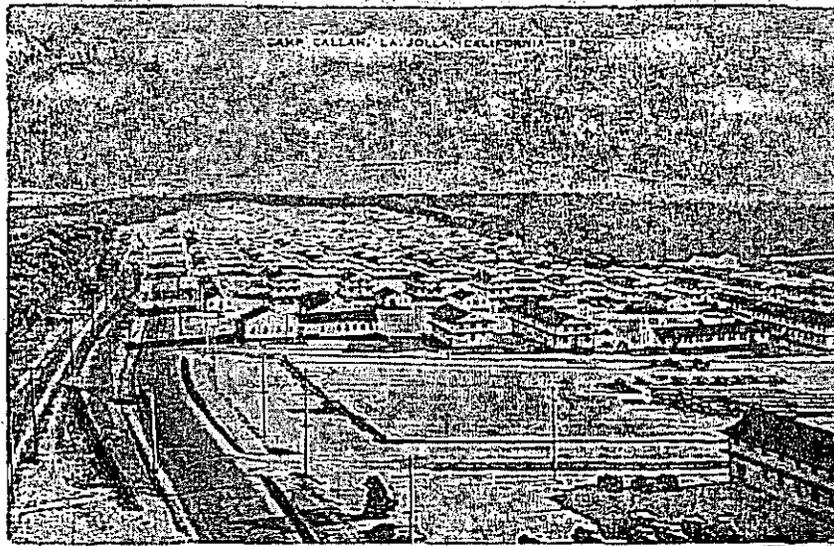


Figure 22. Aerial view of Camp Callan, looking south toward La Jolla
Source: Postcard collection of the author

Camp Callan was designed by civilian architects Myron Hunt and H.C. Chambers, and construction was carried out by Kier Construction Company. The rugged terrain of Torrey Mesa required heavy grading activity prior to building the base. The base itself was organized on a rectangular grid of streets lined with temporary wood barracks, administration buildings, theaters, mess halls, and other buildings (Figure 22). Eventually, the built-up sections of the camp occupied twenty-three blocks, with much of the canyon-indented bluffs near the ocean used for training, staging, and storage. Camp Callan opened for operations in January 1941; it was named after Major General Robert E. Callan, a veteran of the Spanish-American and the First World Wars.³⁷

Draftees sent to Camp Callan were initially trained in the operation of coastal artillery. The camp was one of three so-called "Coast Artillery Training Replacement Centers," the other two were Camp Wallace in Galveston, Texas and Camp Eustus in Virginia. The mission of Camp Callan took on an added sense of urgency following the Japanese attacks on Pearl Harbor and other American bases on December 7, 1941. Many felt that the West Coast would be attacked soon, and the military put all bases on alert. A primary lesson learned from Pearl Harbor was that enemy attacks would most likely come from the sky and not the sea, and by the Spring of 1942, the coastal artillery program at Camp

Callan had been supplanted by anti-aircraft training. Toward the end of the war, Camp Callan's mission changed to training soldiers in the techniques of amphibious assault. Mock Japanese towns were set up on Torrey Mesa, and the soldiers were commanded to assault them from the beaches and canyons.³⁸

According to a 1940s-era U.S. Army map of Camp Callan, approximately half of what is now the Salk Institute campus was located within "Block 25" of Camp Callan, including all of the East Mesa and most of the North Mesa (See Appendix B). The map indicates that the North Mesa was occupied by a circular drive that provided access to six ammunition magazines. In addition, there were two small structures labeled as "gas chambers" located on what is now the site of the West Interim Facility. The gas chambers were used to train draftees to recognize various types of poisonous gas and how to respond to chemical attacks.³⁹ The East Mesa was used as a training range. The map also shows a road extending west from what is now North Torrey Pines Road, along what is now Salk Institute Drive. About midway along the present southerly property line of the Salk Institute, the road turned north, tracing the easterly line of the canyon, past the gas chambers, and exiting the Salk Institute campus near what is now the brick path between the West Interim Facility and the North Garden. A second much shorter road entered the property at the corner of North Torrey Pines and Salk Institute Roads and extended a brief distance into the East Mesa, terminating at a small unidentified wood building.

Japan surrendered on August 15, 1945, and the Second World War came to an end. With no soldiers to train, Camp Callan was declared surplus property on November 1, 1945. During the next few weeks, the Army sold off or removed all salvageable equipment, leaving only the buildings behind. On December 26, 1945, the camp was closed, falling under the temporary jurisdiction of the War Department Corps of Engineers. The City repossessed its section of the camp, including the site of the Salk Institute. The City directed staff to disassemble the remaining buildings on the site, selling the lumber and other salvageable items to local residents. Fifteen million board feet of lumber were salvaged, mostly purchased by veterans to build homes. The City made a healthy profit on the sale of

³⁷ Roberta A. Robledo, *Cultural History of U.S. Army Camp Robert E. Callan and U.S. Marine Corps Campus Calvin B. Matthews*, (San Diego: Unpublished report prepared for the University of California, San Diego Campus Planning Office, 1996), p. 11.

³⁸ *Ibid.*, p. 13.

³⁹ *Ibid.*, p. 36.

the materials and in the process cleaned the site, with the exception of concrete foundation pads and earthworks.⁴⁰

Postwar Development

Unsure of what to do with the heavily scarred former parklands, the City left the site of Camp Callan vacant well into the 1950s. Proposals to build a large trailer park were defeated by local residents who believed that such development was inappropriate in La Jolla. Following a special city election in 1956, the City gave Torrey Pines City Park to the State of California Division of Beaches and Parks, with 100 acres reserved for the construction of a City-owned public golf course north of Torrey Pines Gliderport. Designed by golf course designer William Bell Sr. in 1957, the golf course is generally recognized as being one of the nation's premier public courses. An aerial photograph taken of Torrey Mesa in 1958 shows these developments in place (Figure 23). The photograph also shows the undeveloped Salk Institute site, although evidence of disturbance from wartime activities is still evident in the form of roads, cleared areas and piles of debris.

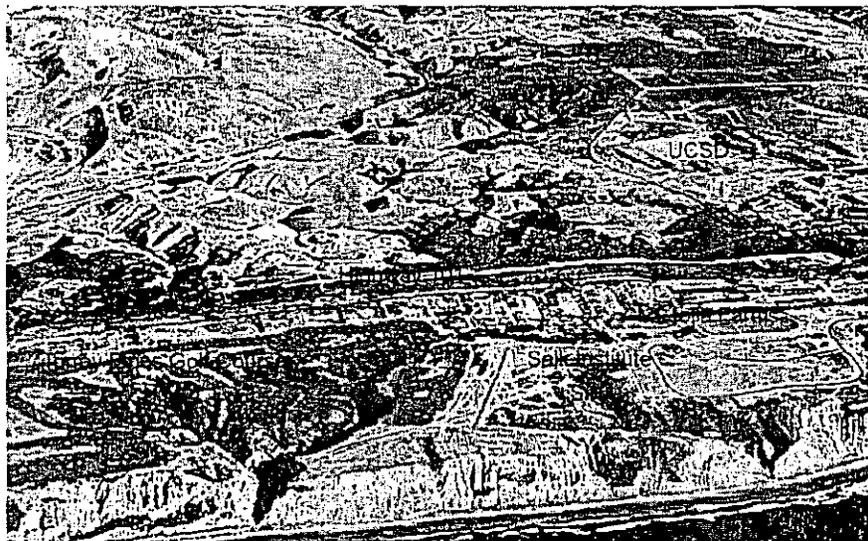


Figure 23. Detail of 1958 aerial view of Torrey Mesa showing location of Salk Institute site and neighboring uses; annotated by Page & Turnbull

⁴⁰ *Ibid.*

University of California, San Diego

At their July 18, 1958 meeting, the Board of Regents of the University of California authorized the establishment of a new University of California campus in La Jolla. Bowing to requests from San Diego's influential business leaders, particularly those in the aerospace and defense industries, the Regents announced that the emphasis of the new university would be science and technology. The City responded by offering the Regents more than 500 acres of prime former Pueblo Lands east of La Jolla Scenic Drive (now North Torrey Pines Road). Initially linked to the nearby Scripps Institute of Oceanography, the new school was at first called the University of California, La Jolla. In 1960, the year the school accepted its first class, it was renamed the University of California, San Diego (UCSD).⁴¹

F. San Diego Donates Land to the Salk Institute

With the La Jolla area already home to several important scientific research institutes by the late 1950s, including Scripps Institute of Oceanography (founded 1903), General Atomics (founded 1955) and UCSD (founded 1958), it may have seemed likely that the area would continue to attract additional research institutions, often with the direct encouragement of the City. In 1959, Jonas Salk, the inventor of the polio vaccine, began touring the country looking for appropriate sites for a proposed biological research center. Initially, Salk contemplated establishing his research center at the University of Pittsburgh, but his friend Dr. Robert Oppenheimer told him he should consider California instead. According to Salk, Oppenheimer's suggestion was "an intriguing idea because of the shift of the intellectual center of the country toward the west. A pioneering atmosphere still prevails here. The concept of an institute bringing into fusion science and humanities is readily acceptable here."⁴²

San Diego's Mayor Charles Dail, who had been afflicted with polio as a child, actively wooed Salk. Dail promised him a parcel of land as a gift from the people of San Diego if the biologist would make San Diego the home of his proposed research institute. After touring several potential locations with Dail, Salk chose a site on the Torrey Mesa opposite the new UCSD campus, then under construction.⁴³ Salk reportedly remarked that this site was not "just any land or merely fine land, but

⁴¹ William McGill Anderson, Nancy Scott. *An Improbable Venture: A History of the University of California, San Diego*. (La Jolla, CA: UCSD Press, 1993).

⁴² Esther McCoy, "Dr. Salk Talks About His Institute," *Architectural Forum* (December 1967), p. 31.

⁴³ Salk Institute for Biological Studies, "Jonas Salk" (<http://www.salk.edu/jonassalk/>), accessed August 25, 2005.

the most beautiful coastal cliff property left in La Jolla.”⁴⁴ Salk also appreciated the then-isolated feel of Torrey Mesa. La Jolla Farms, the subdivision south of the Salk Institute, had not yet been developed, and nearby UCSD was still in its infancy, conveying a semi-rural atmosphere. Two years following the completion of the Salk Institute Laboratory complex, Salk told Ester McCoy:

There is nothing to block the view between the institute and the horizon, provided for by planning the institute on the edge of a mesa. The feeling was that the institute should be far away from the mainstream for the purpose of contemplation. I am sensitive to other people, to their emanations. I tried to provide for people to get away from each other as well as to come together.⁴⁵



Figure 24. Louis Kahn (left) and Jonas Salk discussing Salk Institute site model, ca. 1963
Source: Salk Institute for Biological Studies

G. Louis Kahn Designs the Salk Institute

In 1959, following his decision to move to La Jolla, Jonas Salk approached fellow Pennsylvanian Louis I. Kahn to design his new research center (Figure 24). The 58-year-old Kahn was a natural choice for the commission. He had recently gained fame as the designer of the Richards Medical Research Laboratory at the University of Pennsylvania, then under construction in Philadelphia. By

⁴⁴ Mary Huntington Hall, "Gift from the Sea," *San Diego* (February 1962), p. 41.

⁴⁵ Ester McCoy, "Dr. Salk Talks About His Institute," *Architectural Forum* (December 1967), p. 32.

this time Kahn had developed a reputation as an extremely talented – if idiosyncratic – architect who could fulfill Salk's ambition to build a monument worthy of the praise of scientists and artists alike. According to Kahn's later recollection:

When Salk came to my office and asked me to build a laboratory he said, "There is one thing which I would like to be able to accomplish. I would like to invite Picasso to the laboratory." He was implying, of course, that in science, concerned with measurement, there is this will of the least living thing to be itself. The microbe wants to be a microbe, the rose wants to be a rose, and man wants to be man, to express. This desire to express was sensed by Salk: the scientist needs the presence of the unmeasurable, which is the realm of the artist.⁴⁶

Salk's initial program involved providing 100,000 square feet of laboratory space for ten scientists. Kahn and Salk visited the site together in 1960 to determine how much land was necessary for the project. Salk credited Kahn with defining the shape of the site, which wrapped around the coastal canyon like "cerebral convolutions." Soon after, on April 26, 1960, the San Diego City Council voted to grant the approximately twenty-seven-acre site to the Salk Institute, then known as The Institute for Biology at Torrey Pines.⁴⁷ This followed a public election in which San Diegans voted overwhelmingly to donate the parcel to Salk for the purpose of building a scientific research institute. Six months later, in a hearing dated January 18, 1961, the City signed an agreement with Jonas Salk, conveying a portion of Pueblo Lot 1324 to the Institute with the proviso that the name be changed to the "The Institute for Biology at San Diego."⁴⁸

Kahn's Design

Kahn's initial site plan, developed during his site visits in 1960, was an emotional response to the difficult site. Further thought resulted in the now-famous tripartite scheme comprised of three major components: a research and study area (the existing Laboratory complex), a meeting center, and residential quarters. Although the final design ended up being quite different, the tripartite arrangement was never abandoned. Following a year of revisions to the original design, which Salk later called "an early fantasy," Kahn published a second scheme in the April 1961 edition of *Progressive Architect*. Similar to the first design, Kahn's reworked scheme featured a tripartite layout. The Meeting Center, labeled on site plans as "Section A," overlooked the Pacific at the western end of the North Mesa (Figure 25). It was rendered as a "castle like" complex, containing seminar and meeting

⁴⁶ John Lobell, *Between Silence and Light* (Boulder, Colorado: Shambhala, 1979), p. 76.

⁴⁷ David Brownlee, *Louis Kahn: In the Realm of Architecture* (New York: Rizzoli, 1992), p. 330.

⁴⁸ City of San Diego, *Composite of the Agreement between the City of San Diego and the Salk Institute for Biological Studies, San Diego, California, Incorporating the Original Agreement, Subsidiary Agreement...* (San Diego: June 3, 1966).