

Transformation of the UC San Diego Hillcrest Campus Frequently Asked Questions

Why is this project critical to the San Diego community?

The Hillcrest Campus is a critical regional resource with a Level 1 Trauma Center, Regional Burn Center and Comprehensive Stroke Center. The Hillcrest Campus provides care for all patients in the community including those who are uninsured and under-insured.

An ambitious program to rebuild the UC San Diego Hillcrest Campus will provide new facilities, new technology, increased capacity, expanded care offerings and other community services and amenities. This work will help ensure the university's mission to drive innovation and deliver world-class medical care, research and education for many decades to come.

In addition, the [2019 Hillcrest Campus Long Range Development Plan](#) addresses redevelopment of the campus's aging buildings and the need for its acute care facilities to become compliant with seismic safety provisions of the California Health and Safety Code (Alquist Act/SB 1953) by 2030. This provides the opportunity to design and build modern, sustainable and efficient medical facilities, creating a more resilient campus that is better integrated with the community.

What is the timeline for the project?

New development is anticipated over approximately 15 years in five major phases, and will be implemented in a manner that reduces construction impacts to the surrounding community while also ensuring that the existing critical campus functions remain operational.

The first major phase of construction is anticipated to begin on November 1, 2021 on an approximately 10-acre parcel at the southeast portion of the Hillcrest campus. This phase, anticipated to be complete in 2025, will establish the gateway for the Hillcrest Campus and is comprised of five components.

- » A 251,000 gross square foot [outpatient pavilion](#) anticipated to open in 2025, which will house specialty clinical programs including oncology, neurosurgery and orthopedics, as well as ambulatory surgery operating rooms, gastroenterology procedure rooms, advanced imaging, infusion and radiation oncology.
- » A **parking structure** with 1,800 parking spaces anticipated to open in at the end of 2023, which will allow for the demolition of the existing Bachman and Arbor parking structures, consolidating patient and employee parking for improved patient and caregiver access and experience.
- » An at-grade **extension of First Avenue** to the north, creating a new patient-centric drop-off corridor, below-grade patient access from the new parking structure and approximately 50 below-grade parking spaces.

- » A **central utility plant** which will allow for expansion in future phases and would support the future replacement hospital.
- » A **new signalized intersection** at Arbor Drive and Bachman Place. This will raise the grade along Bachman Place to meet the elevation at Arbor Drive. Widening sections of Arbor Drive and Bachman Place will accommodate multimodal and transit vehicles, including a new grade-separated bike lane coordinated with the proposed [SANDAG Uptown Bikeway improvements](#).

How was the community involved in the planning process?

The university values community input and has fostered two-way communication on the 2019 Hillcrest Campus Long Range Development Plan through several different channels.

- » During preparation of the 2019 LRDP, five open houses were held in the community to provide information and gain feedback on the plan.
- » Prior to certification of the Environmental Impact Report (EIR), the public was invited to provide input during a 30-day scoping period and a 45-day draft EIR public review period and participate in a public hearing in accordance with the requirements of CEQA.
- » Postcards notifying of the open houses and EIR scoping and review periods were mailed to property owners and occupants surrounding the campus.
- » In addition, regular updates were provided to community groups, including Bankers Hill Community Group, Hillcrest Business Association, Hillcrest Town Council, Mission Hills Town Council, Mission Valley Planning Group and Uptown Planners.
- » Regular updates were also provided to local elected officials, local and regional government agencies and local advocacy groups.
- » UC San Diego formed the Hillcrest Advisory Council to bring together local leaders and community representatives with UC San Diego and UC San Diego Health leadership to discuss considerations relating to the LRDP.
- » A virtual [Community Information Session](#) was held on August 31, 2021.

Where can I get more information?

In addition to sharing information at community meetings, the university maintains comprehensive websites with project information. Please refer to the hillcrestphase1.ucsd.edu for detailed information, as well as the [Hillcrest Long Range Development Plan webpage](#).

To receive brief, timely updates on parking or transportation changes on the Hillcrest Campus subscribe to the “UC San Diego Health – Hillcrest” interest list on [First to Know](#).

The university encourages members of the community to contact the project manager and community relations via email, commplan@ucsd.edu, or the [community feedback form](#).

To sign up for notifications prior to the beginning of each new phase, email env-review@ucsd.edu.

What can the community expect during construction?

The university acknowledges and is sensitive to the fact that the work involved in achieving the Hillcrest Campus redevelopment may be disruptive at times. Every effort will be made to reduce impacts to the campus and community, including sequencing of work and investments made to mitigate disruption, including but not limited to:

- » Obtaining the cleanest construction equipment available and feasible
- » Deploying dust control measures such as wetting downgraded surfaces, covering stockpiles and removing dirt tracked out from the street
- » Prohibiting trucks to idle on public streets
- » Outfitting equipment with manufacturer-approved sound abatement measures
- » Outfitting equipment with appropriate emissions controls as required by state law
- » Utilizing equipment that produces lower levels of vibration when possible
- » Limiting work hours to Monday through Saturday, 7 a.m. to 7 p.m., except when absolutely necessary to reduce impacts to traffic, emergency, health operations and the local community.

Demolition work and early construction activities from November 2021 through early 2022 will result in higher-than-normal noise levels. Work will be conducted with proper administrative controls on equipment in order to not exceed a 12-hour average sound level of 75 decibels, aligning with the [EIR](#) and City of San Diego's construction noise level requirements.

Regular and frequent communications will be provided to ensure the community is aware in advance of any significant work that will be occurring. For example:

- » The construction contractor shall provide written notification to noise- and vibration-sensitive uses within 210 feet of normal construction activities and 500 feet of pile driving at least 3 weeks prior to the start of new construction activities, informing those impacted of the estimated start date and duration of construction activities.
- » Advance notification to occupants of properties containing known vibration-sensitive equipment when construction activities are expected to create higher levels of vibration
- » Construction schedule and progress updates posted regularly to the project website

How will construction impact access, including parking?

Emergency access will be maintained throughout construction. Please reference this [map of the affected area](#).

Access

Access to all UC San Diego Health facilities will always be maintained, as well as access to adjacent residential and community facilities.

- » Traffic impacts and minor delays are expected throughout construction along First Avenue, Arbor Drive and Front Street, including intermittent single lane closures along Front Street and Arbor Drive from December 2021 through Spring 2022.
- » From mid-2022 to mid-2024, Bachman Place will be closed between Hotel Circle South and Montecito Way, with the exception that access to the Bachman Parking Structure will be maintained. This closure will be communicated approximately 60-days in advance and detours will be identified.
- » Sidewalks on the east side of Front Street and the north side of Arbor Drive will close for the duration of construction.

Based on the [EIR](#) analysis, the planned redevelopment of the Hillcrest campus would not cause substantial additional vehicle miles traveled (VMT). The adjacent intersections (First Avenue, Arbor Drive and Bachman Place) were studied and the level of service (LOS) analysis did not indicate a significant impact, as the new intersection would include traffic signalization that addresses the increased traffic at this location.

Parking

- » The Bachman surface parking lot (P962) and the staircase connecting Arbor Drive to Bachman Place will close permanently in mid-November 2021. Staff currently using this lot will have access to alternate parking throughout the project, including Bachman Parking Structure.
- » The Bachman Parking Structure will remain open for staff, patient and visitor parking until 2023, when the new parking structure is completed.

Widening sections of Arbor Drive and Bachman Place to accommodate multimodal and transit vehicles, including a new grade-separated bike lane coordinated with the proposed SANDAG Uptown Bikeway improvements, will impact city street parking, eliminating approximately 30 spaces. The loss of parking associated with improving circulation and mobility was minimized to the extent possible.

Will UC San Diego Health staff be moving?

As part of the project phasing, the university anticipates the earliest any UC San Diego Health staff would move from their area is years from now, with the first starting in 2024. If a department is scheduled to be relocated as part of a future phase of development, it will be contacted with additional details well in advance of any work.

How was California Environmental Quality Act (CEQA) compliance met?

A comprehensive Environmental Impact Report (EIR) was prepared for the UC San Diego Hillcrest Campus 2019 Long Range Development Plan (LRDP) and certified by the UC Regents in November 2019. The LRDP EIR evaluates the phased redevelopment plan for the Hillcrest campus and includes a project-level mitigation monitoring and reporting program. For the Outpatient Pavilion and the

Parking Structure project, an Addendum to the 2019 LRDP EIR was prepared to document any new design details not known at the time the EIR was prepared and reaffirms whether the project is consistent with the conclusions of the EIR. The Addendum concludes that there are no new impacts above those disclosed in the EIR, thus the first phase project is consistent with the LRDP EIR analysis.

The EIR addresses construction noise and vibration as well as traffic impacts on the surrounding community. View the 2019 Long Range Development Plan EIR and Addendum No. 1 to the Long Range Development Plan EIR [here](#).

Is the project sustainably designed?

Sustainability is a critical component of all UC San Diego planning and development efforts as put forth by both the University's Climate Action Plan and University of California's Sustainable Practices Policy. A complete campus redevelopment provides opportunities to align the physical campus with UC San Diego's broader sustainability goals.

The outpatient pavilion is designed to achieve U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver certification and outperform the Energy efficiency performance target (EUI). The parking structure, not eligible for LEED™ certification, will strive for a Silver certification through the PARKSMART program. In addition, UC San Diego would purchase all the project's electricity needs through the UC Direct Access Program, which will be 100% renewable and have zero carbon emissions associated starting in 2025.

Specific project sustainability features include:

- Enhanced cool roofs and duct insulation
- High-efficiency lighting and water heating
- Low-water, drought tolerant plants in landscaping
- Weather-based irrigation control systems combined with drip irrigation
- Water-efficient showerheads, toilets and faucets
- Public charging stations for electric vehicles
- New pedestrian and bicycle facilities including bicycle lockers and shower facilities