UC San Diego
HILLCREST CAMPUS REDEVELOPMENT
COMMUNITY VIRTUAL INFORMATION SESSION
AUGUST 31, 2021
INFORMATION SESSION AGENDA

1. Welcome and Meeting Purpose

2. Hillcrest Campus Long Range Development Plan Overview
   Presenter: Robert Clossin, UC San Diego Campus Planning

3. Phase 1 Project Overview: Hillcrest Outpatient Pavilion and Parking Structure
   Presenters: Barbara Anderson, UC San Diego Capital Program Management
              Kristin Hill, UC San Diego Health Facilities Planning and Management

4. Phase 1 Construction Overview and Communications
   Presenters: Barbara Anderson, UC San Diego Capital Program Management
              Ian Pyka, DPR Construction
Robert Clossin - Director, Campus Planning

Kristin Hill - Director, Health Facilities Planning and Management

Barbara Anderson - Program Manager, Capital Program Management

Ian Pyka - Project Executive, DPR Construction
HILLCREST CAMPUS
LONG RANGE DEVELOPMENT PLAN:
OVERVIEW AND PHASES

Robert Clossin, UC San Diego Campus Planning
UC SAN DIEGO HILLCREST LRDP OVERVIEW

• Following extensive outreach, the Hillcrest Campus Long Range Development Plan (LRDP) was approved by the UC Regents in November 2019

• **Key Drivers:** Hospital replacement, modernizing facilities, improving circulation

• Future campus organized around **5 land use districts** that holistically integrates health care, research, residential, community uses and open space

• Accompanied by a Program **Environmental Impact Report (EIR)** that includes mitigation strategies to minimize impacts
The LRDP provides a cohesive and holistic framework for future development.

This new framework will help UC San Diego achieve a complete redevelopment of its Hillcrest Campus that will further its commitment to teaching, research, and patient care, while also creating a healthy, sustainable campus environment.
• The LRDP is a **Multi-Phased Plan** that:
  • Replaces aging buildings
  • Creates a modern, sustainable, patient-centered campus

• **Strategic sequencing** of redevelopment to reduce community impacts and **maintain critical operations**

• Planned Phases Include:
  • New Outpatient Services + Parking
  • New Hospital
  • Research/Educational Uses
  • Community Wellness Facility
  • Workforce Housing
HILLCREST PHASE 1 PROJECT OVERVIEW: OUTPATIENT PAVILION AND PARKING STRUCTURE

Kristin Hill, UC San Diego Health Facilities Planning and Management
Barbara Anderson, UC San Diego Capital Program Management
PHASE 1 PROJECT

View Looking North (from First Avenue)

- State of the Art Outpatient Pavilion for specialized diagnostic, treatment, and surgical services
- Complies with new California Health and Safety Code Requirements
- Allows Moores Cancer Center to expand multispecialty cancer clinics and infusion and to offer new modalities
- Provides Centralized location for increased treatment of traditionally underserved populations.
Phase 1 Project:
- **Outpatient Pavilion**
  - 251,000 GSF
- **Parking Structure**
  - 1,750 parking spaces
- **First Avenue Extension**
  - Drop-off/Pick-up and patient parking
- **Bachman Place/Arbor Drive Improvements**
- **Central Utility Plant (CUP)**
ENHANCED CIRCULATION

• Improved circulation prioritizing patients and emergency vehicles, while minimizing neighborhood impact
CONSTRUCTION OVERVIEW AND COMMUNICATIONS

Barbara Anderson, UC San Diego Capital Program Management
Ian Pyka, DPR Construction
CONSTRUCTION AREA OVERVIEW – A CHALLENGING SITE

- Site topography requires demolition and earthwork
- Demolition includes 140 Arbor and Bachman Parking Structure
- Approximately 70 ft grade change across the site
• New parking structure must be built before Bachman Parking Structure is demolished
• New CUP cannot be built until Bachman Parking Structure is demolished
• Outpatient Pavilion cannot open until new CUP is built
• Road improvements must consider Hospital and community access
CONSTRUCTION AREA OVERVIEW – MOBILIZATION

- Mobilization anticipated on November 1st 2021
- Begin with project fence in 3 separate areas; primary access gate at Bachman Place
- Activities to include site clearing and demolition
- Phased road work begins at Front and Arbor
- Arbor, Front & First Ave. remain open at all times
- Access to Hospital, residences, and church remain
• After site cleared, activities will include mass excavation and earthwork

• Construction hours 7 a.m. to 7 p.m. Monday to Saturday

• Noise not to exceed 12-hr average of 75 dBA

• No idling trucks

• Dust control includes wetting all graded surfaces, regular street sweeping (per SD Air Pollution Control District)

• Soil export trucks to leave to north via Bachman Pl.
CONSTRUCTION AREA OVERVIEW – DUST & NOISE MITIGATION

Representative examples
• Outpatient Pavilion, Parking Structure, and road improvements to Arbor Dr and Bachman Pl begin

• Bachman Pl closes to through traffic in Spring 2022

• Maintained access to Bachman Parking Structure via Hotel Circle
CONSTRUCTION AREA OVERVIEW – BUILDING DEVELOPMENT

- Road improvements at Arbor Dr and Bachman Pl are opened as completed
- Through-access on Bachman Pl remains closed
- Bachman Pl completed after Bachman Parking Structure is demolished
CONSTRUCTION AREA OVERVIEW – PARKING COMPLETION

- Bachman Parking Structure is demolished
- Through-access on Bachman Pl remains closed
- Bachman Pl completed after Bachman Parking Structure is demolished
CONSTRUCTION AREA OVERVIEW – COMPLETION OF BACHMAN PLACE

- Complete road improvements to Bachman Pl
- Through-access on Bachman Pl opens
- CUP is built
CONSTRUCTION AREA OVERVIEW – PROJECT COMPLETION
PHASE 1 – CONCEPTUAL SITE PLAN AND KEY DATES

- Demo Bachman Parking Structure (Fall 2023)
- New Outpatient Pavilion (Open Mid 2025)
- Site Mobilization (Nov 2021)
- New Parking Structure (Complete Fall 2023)
• Project Webpage for FAQ’s and updates:
  • https://plandesignbuild.ucsd.edu/projects/current.html
    (select the “Hillcrest Outpatient Pavilion and Parking Structure”)

• Project Communications Hotline (In Development)
  • Voicemail Box
  • Project Email Address
  • Online Feedback Form
Visit the Project webpage for updates:

https://plandesignbuild.ucsd.edu/projects/current.html

and select the “Hillcrest Outpatient Pavilion and Parking Structure”

THANK YOU