

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*

PRESENTERS



Robert Clossin - Director, Campus Planning



Kristin Hill - Director, Health Facilities Planning and Management



Barbara Anderson - Program Manager, Capital Program Management



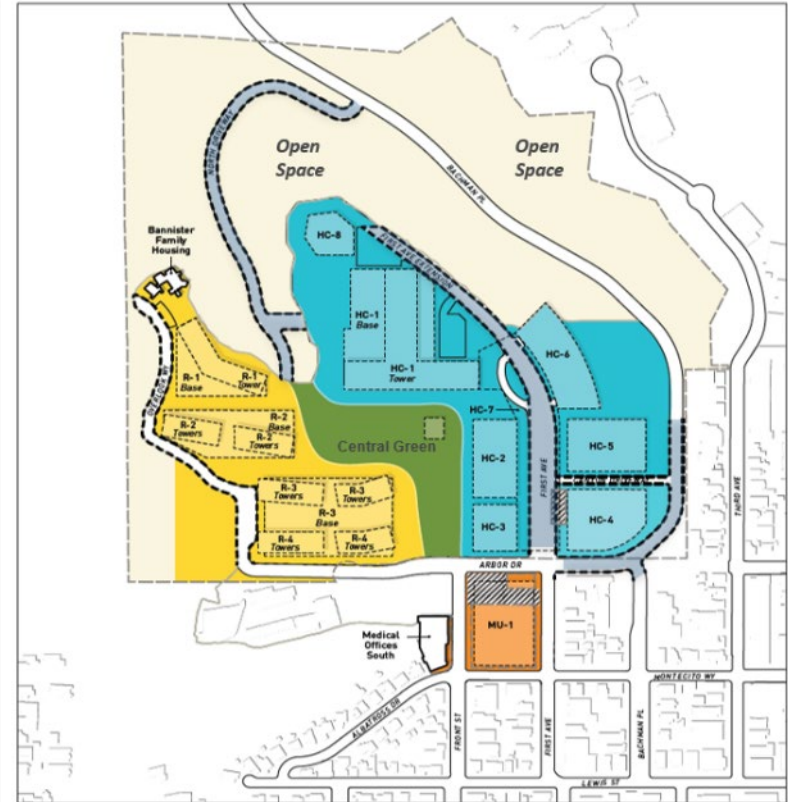
Ian Pyka - Project Executive, DPR Construction

HILLCREST CAMPUS LONG RANGE DEVELOPMENT PLAN: OVERVIEW AND PHASES

Robert Clossin, UC San Diego Campus Planning

UC SAN DIEGO HILLCREST LRDP OVERVIEW

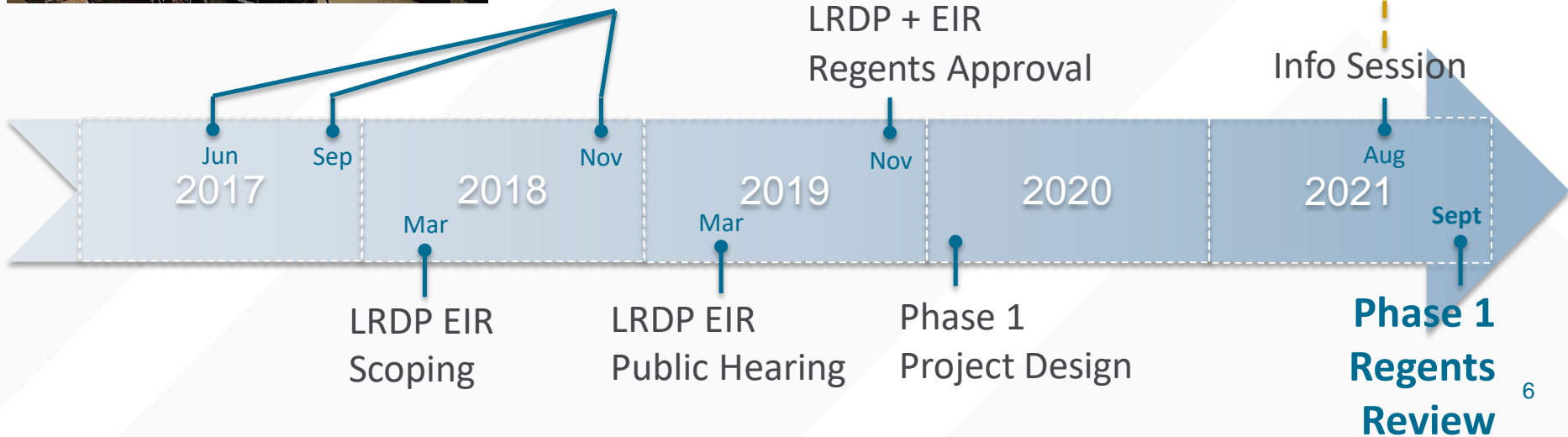
- Following extensive outreach, the Hillcrest Campus **Long Range Development Plan (LRDP)** was approved by the UC Regents in **November 2019**
- **Key Drivers:** Hospital replacement, modernizing facilities, improving circulation
- Future campus organized around **5 land use districts** that holistically 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



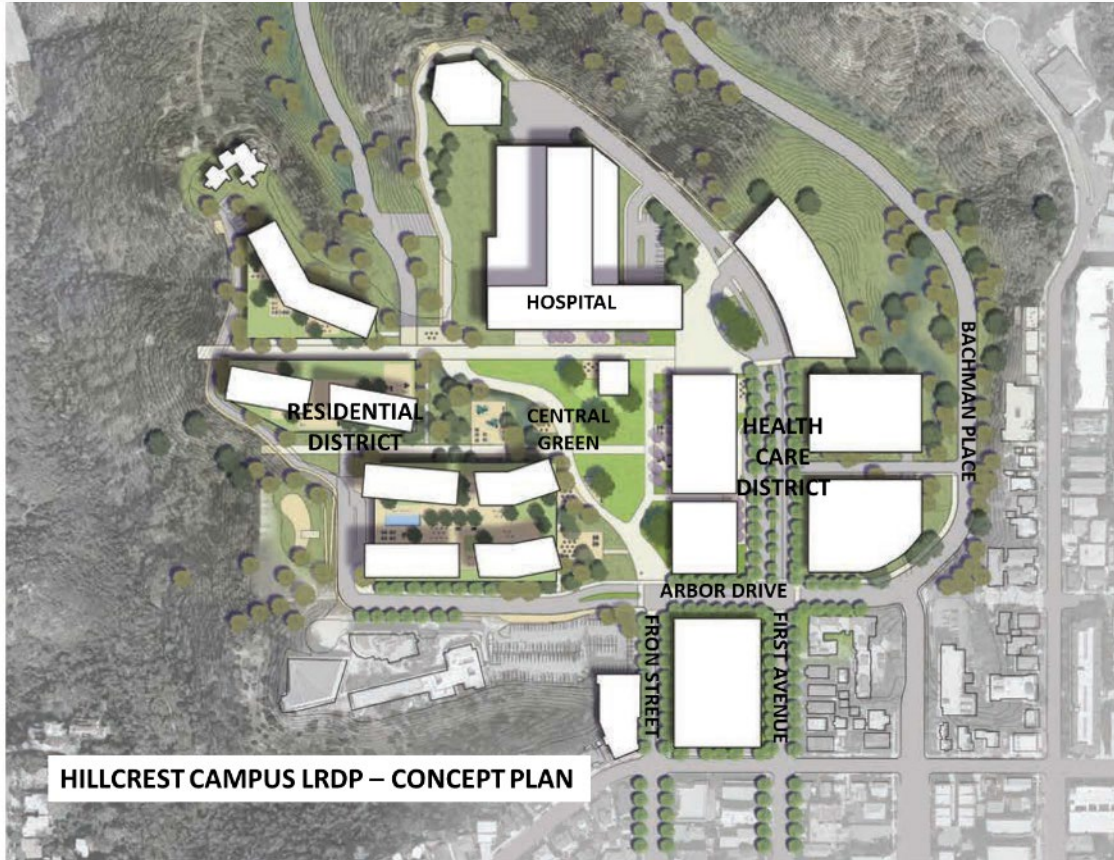
2019 HILLCREST LRDP: OUTREACH AND APPROVALS



Community
Open Houses



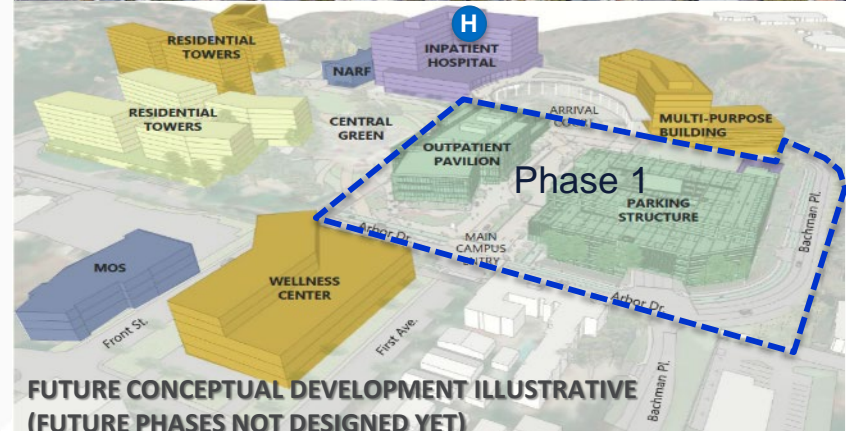
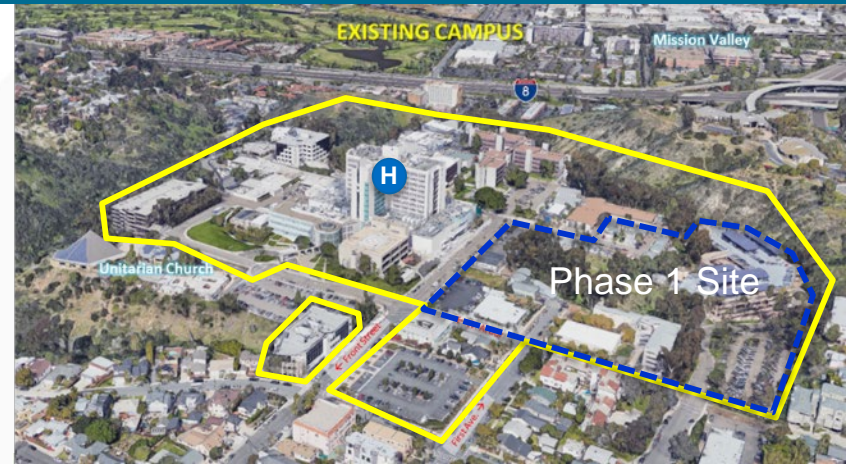
HILLCREST CAMPUS LRDP ILLUSTRATIVE PLAN



- 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.

HILLCREST CAMPUS LRDP IMPLEMENTATION

- 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.

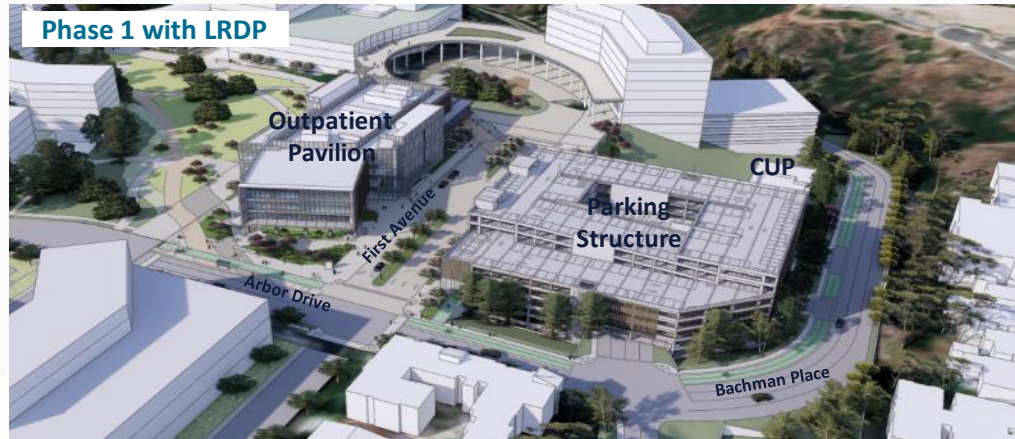


View Looking South



View Looking Northeast

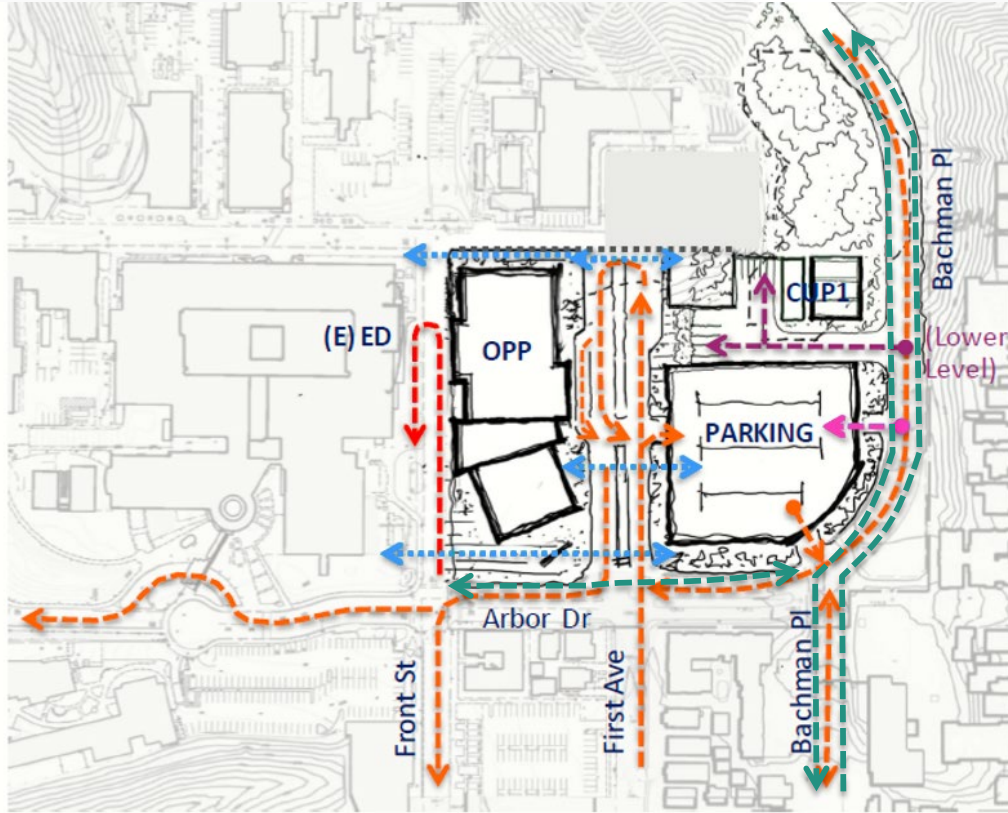
PROJECT OVERVIEW



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

Phase One

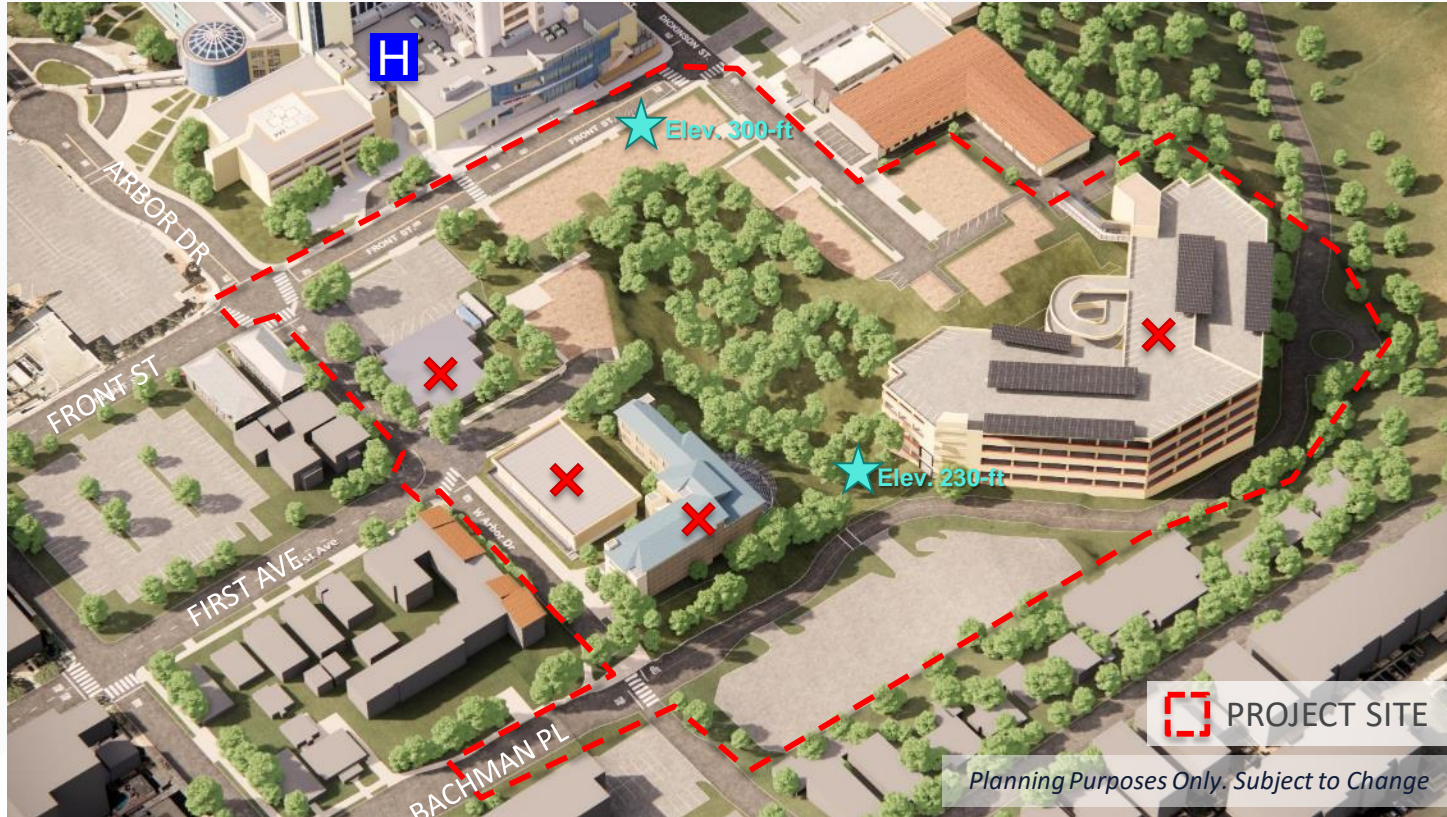
PUBLIC
EMERGENCY
SERVICE
PEDESTRIAN
STAFF
BICYCLE



CONSTRUCTION OVERVIEW AND COMMUNICATIONS

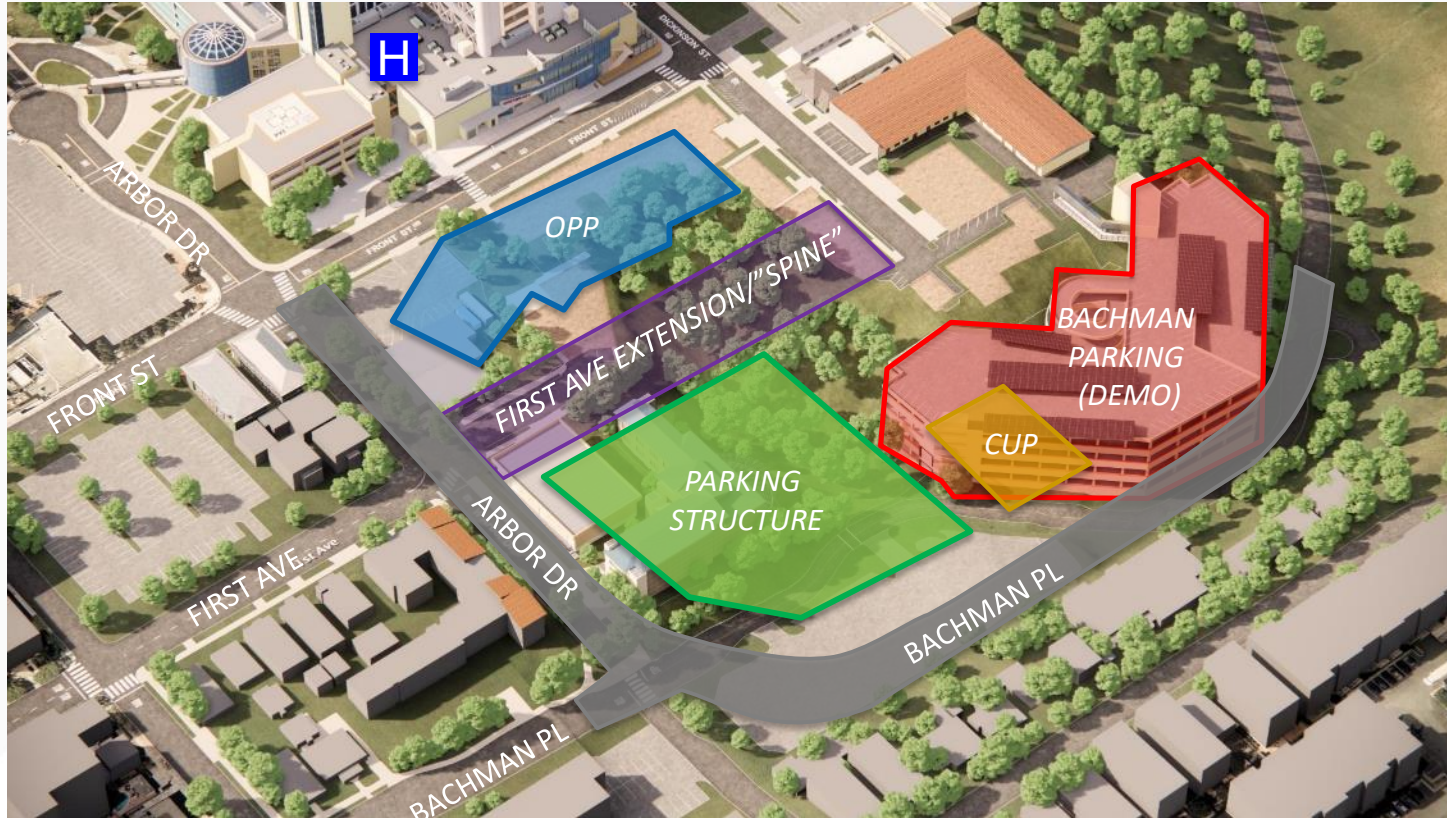
Barbara Anderson, UC San Diego Capital Program Management
Ian Pyka, DPR Construction

CONSTRUCTION AREA OVERVIEW – A CHALLENGING SITE



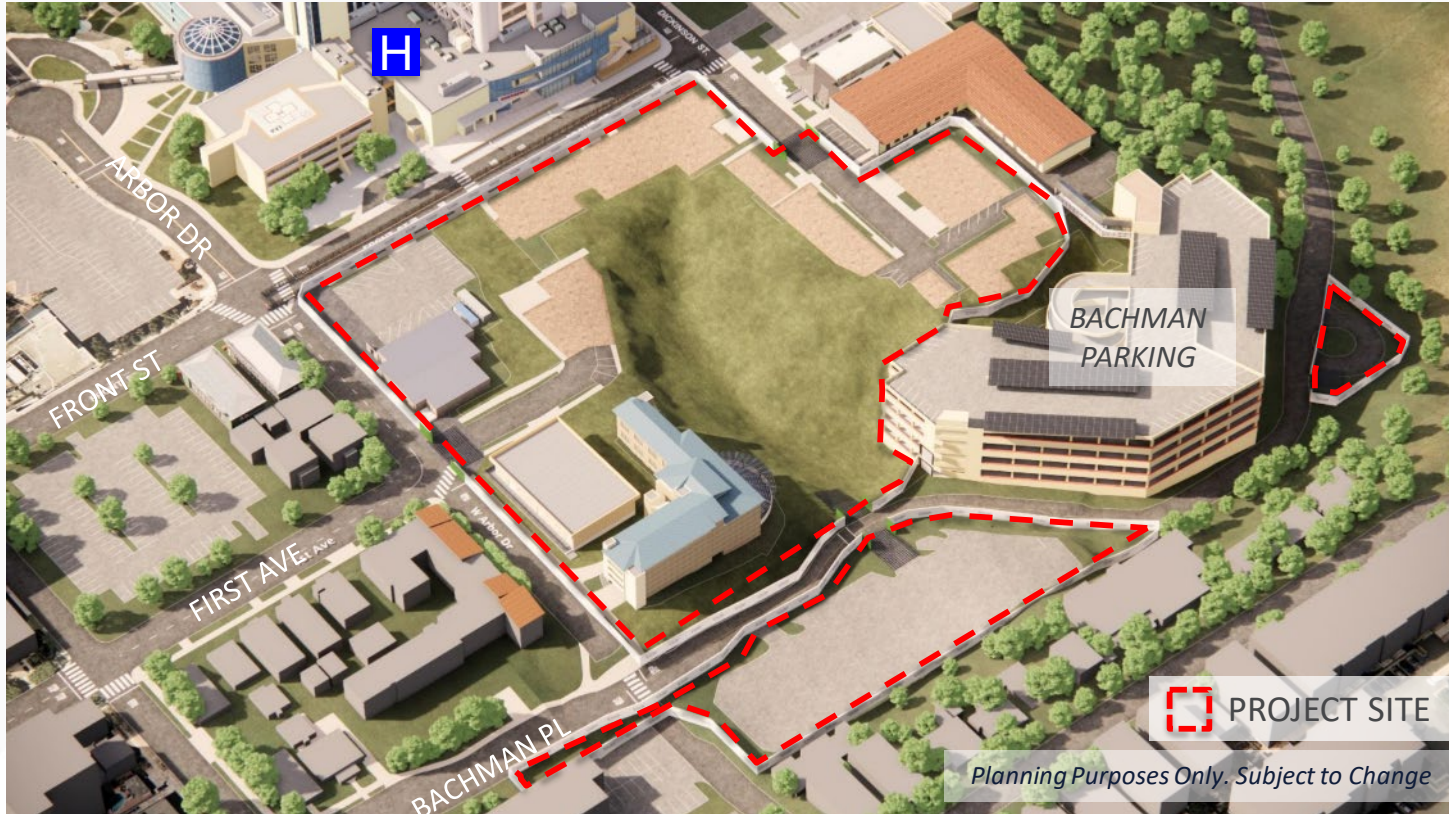
- Site topography requires demolition and earthwork
- Demolition includes 140 Arbor and Bachman Parking Structure
- Approximately 70 ft grade change across the site

CONSTRUCTION AREA OVERVIEW – SEQUENCING REQUIREMENTS



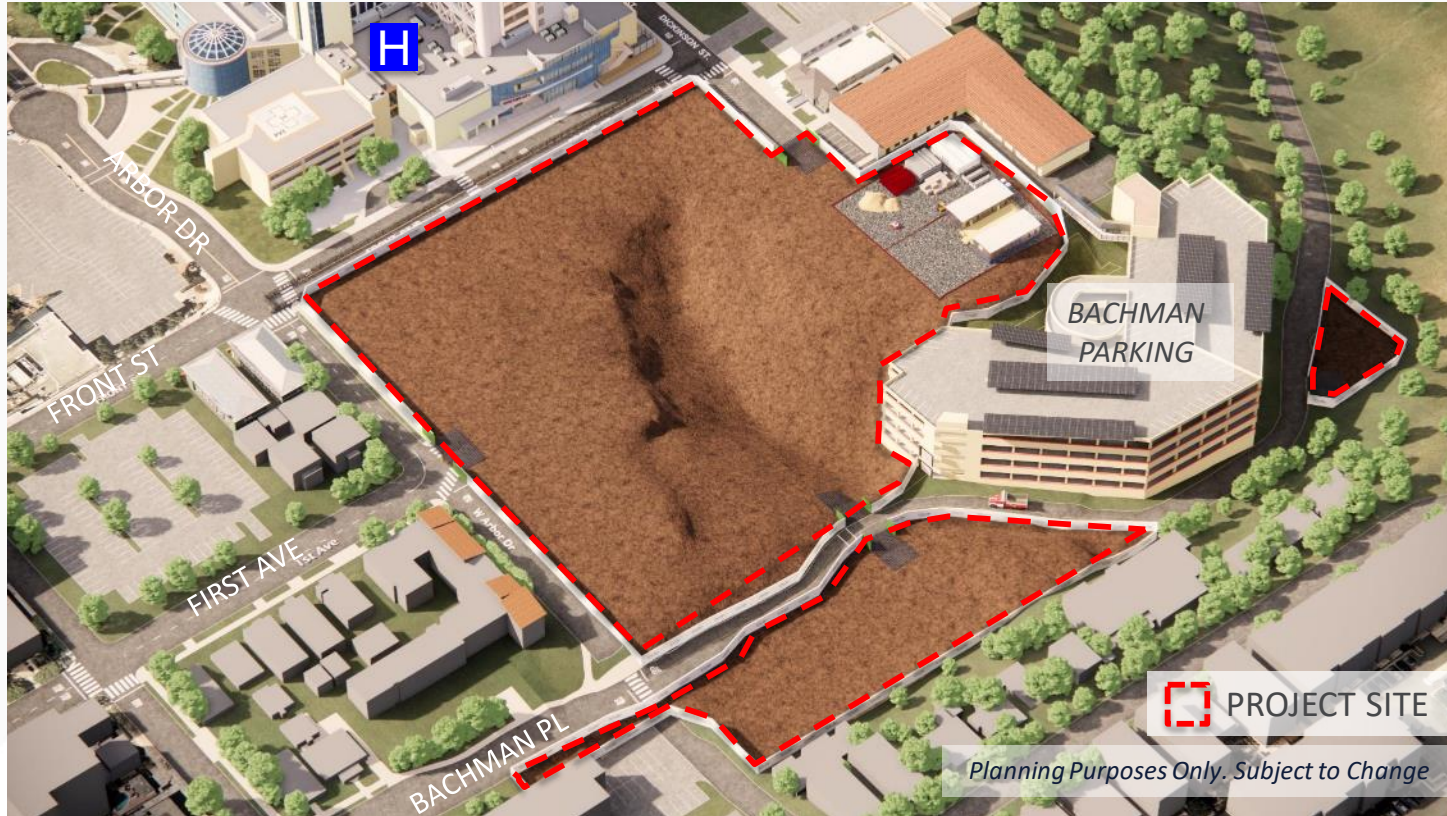
- New parking structure must be built before Bachman Parking Structure is demolished
- New CUP cannot be built until Bachman Parking Structure is demolished
- Outpatient Pavilion cannot open until new CUP is built
- Road improvements must consider Hospital and community access

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

CONSTRUCTION AREA OVERVIEW – DEMOLITION & EARTHWORK



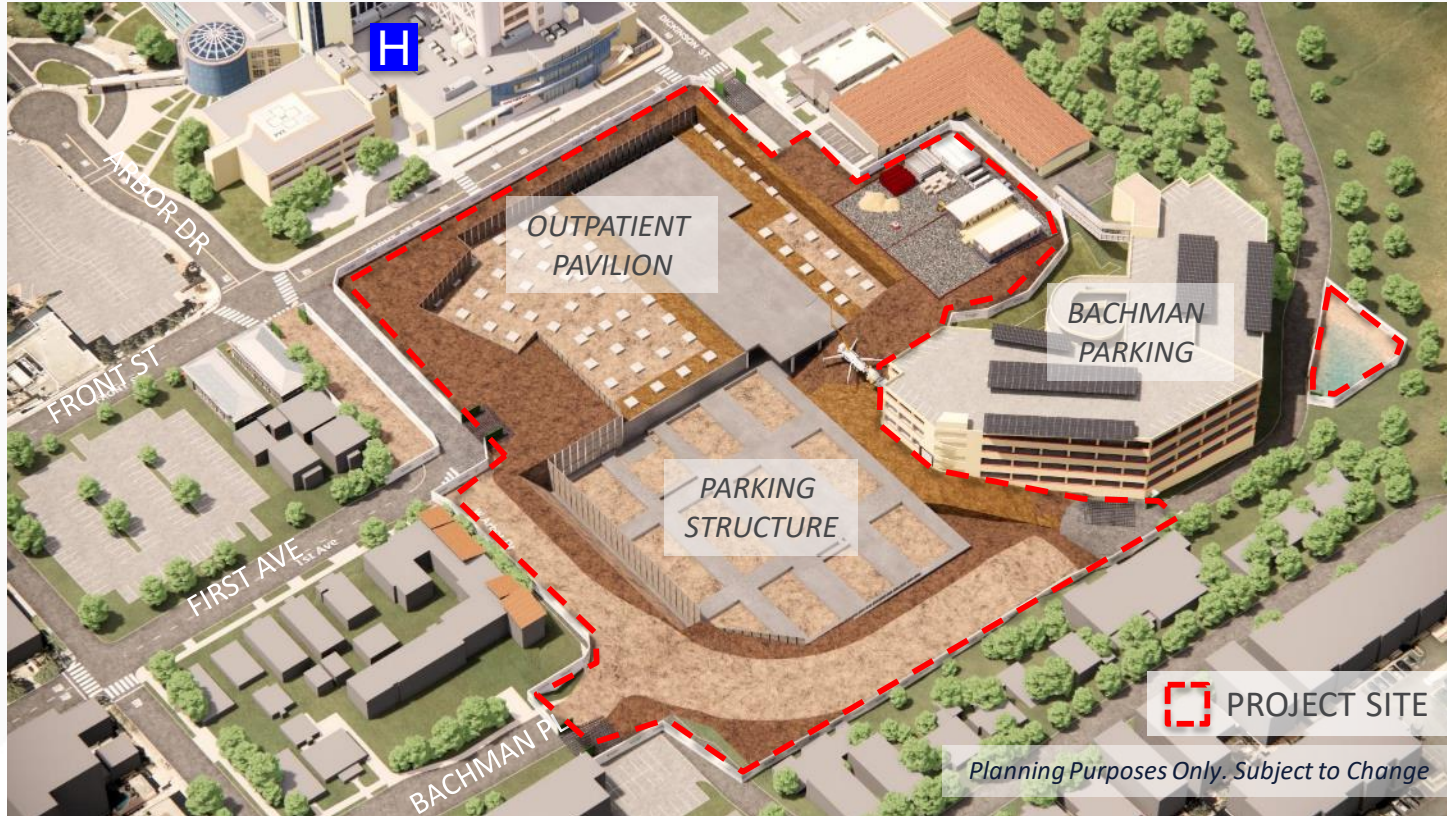
- After site cleared, activities will include mass excavation and earthwork
- Construction hours 7 a.m. to 7 p.m. Monday to Saturday
- Noise not to exceed 12-hr average of 75 dBA
- No idling trucks
- Dust control includes wetting all graded surfaces, regular street sweeping (per SD Air Pollution Control District)
- Soil export trucks to leave to north via Bachman Pl.

CONSTRUCTION AREA OVERVIEW – DUST & NOISE MITIGATION



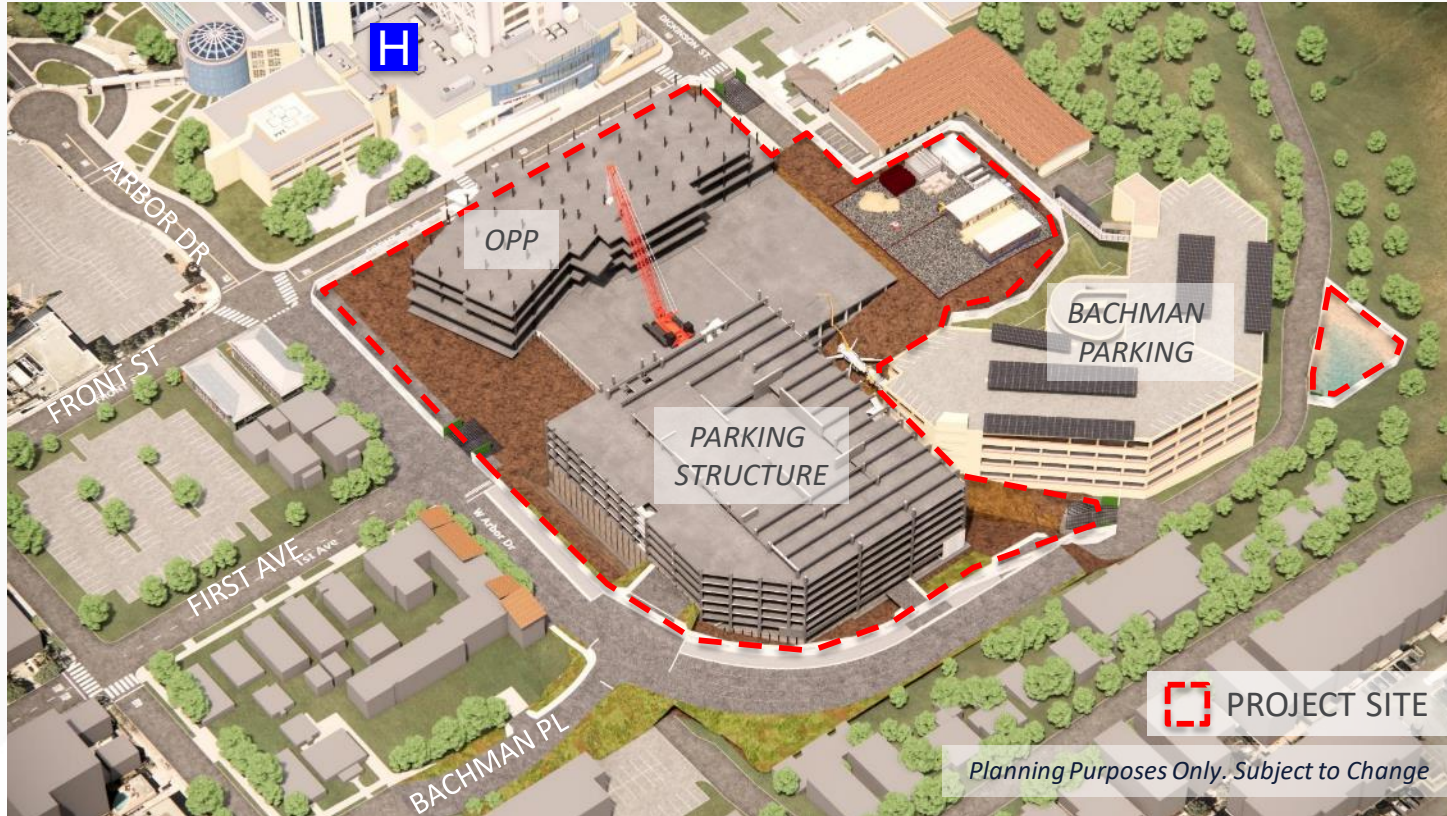
Representative examples

CONSTRUCTION AREA OVERVIEW – BUILDING FOUNDATIONS



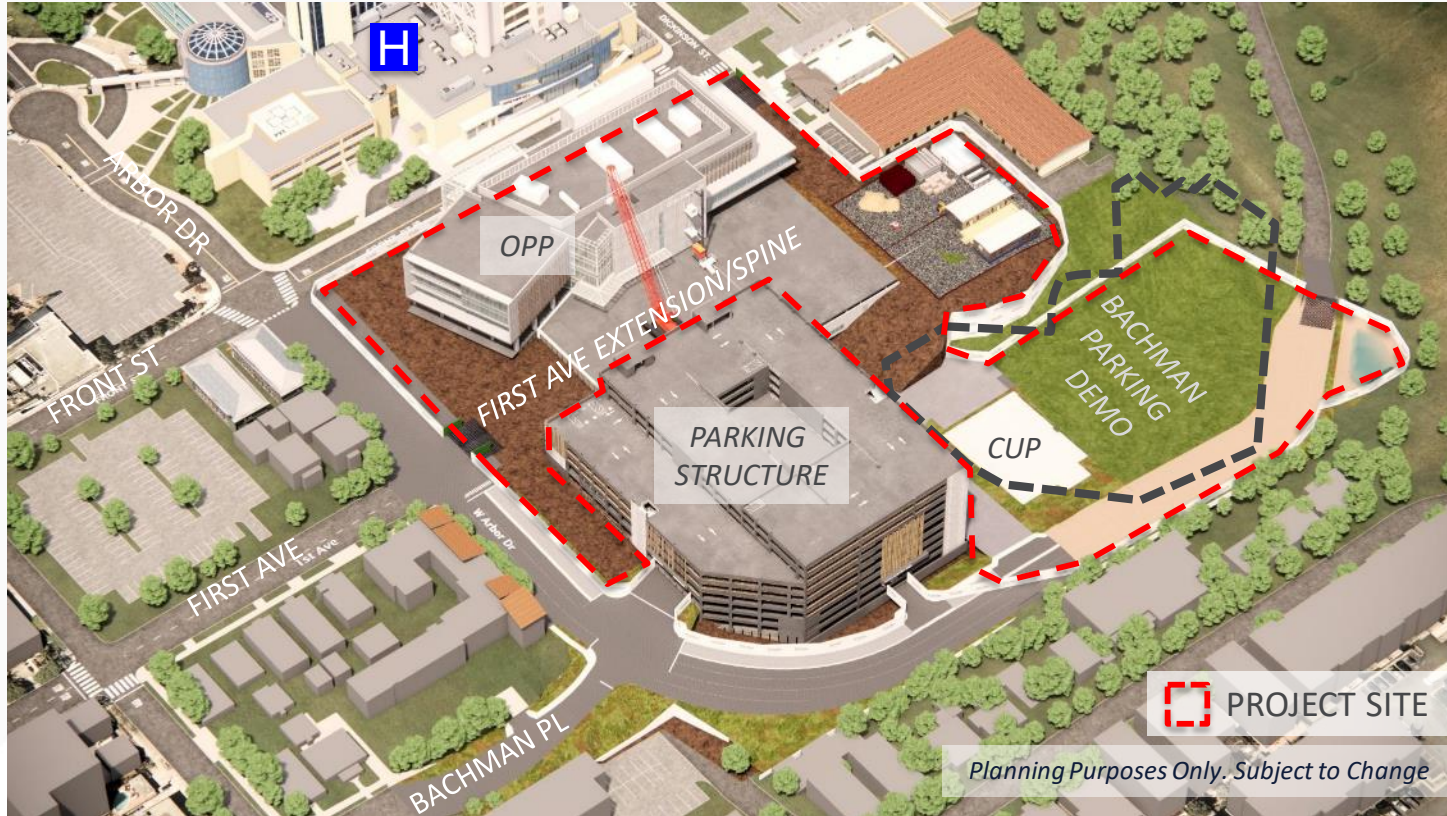
- Outpatient Pavilion, Parking Structure, and road improvements to Arbor Dr and Bachman Pl begin
- Bachman Pl closes to through traffic in Spring 2022
- Maintained access to Bachman Parking Structure via Hotel Circle

CONSTRUCTION AREA OVERVIEW – BUILDING DEVELOPMENT



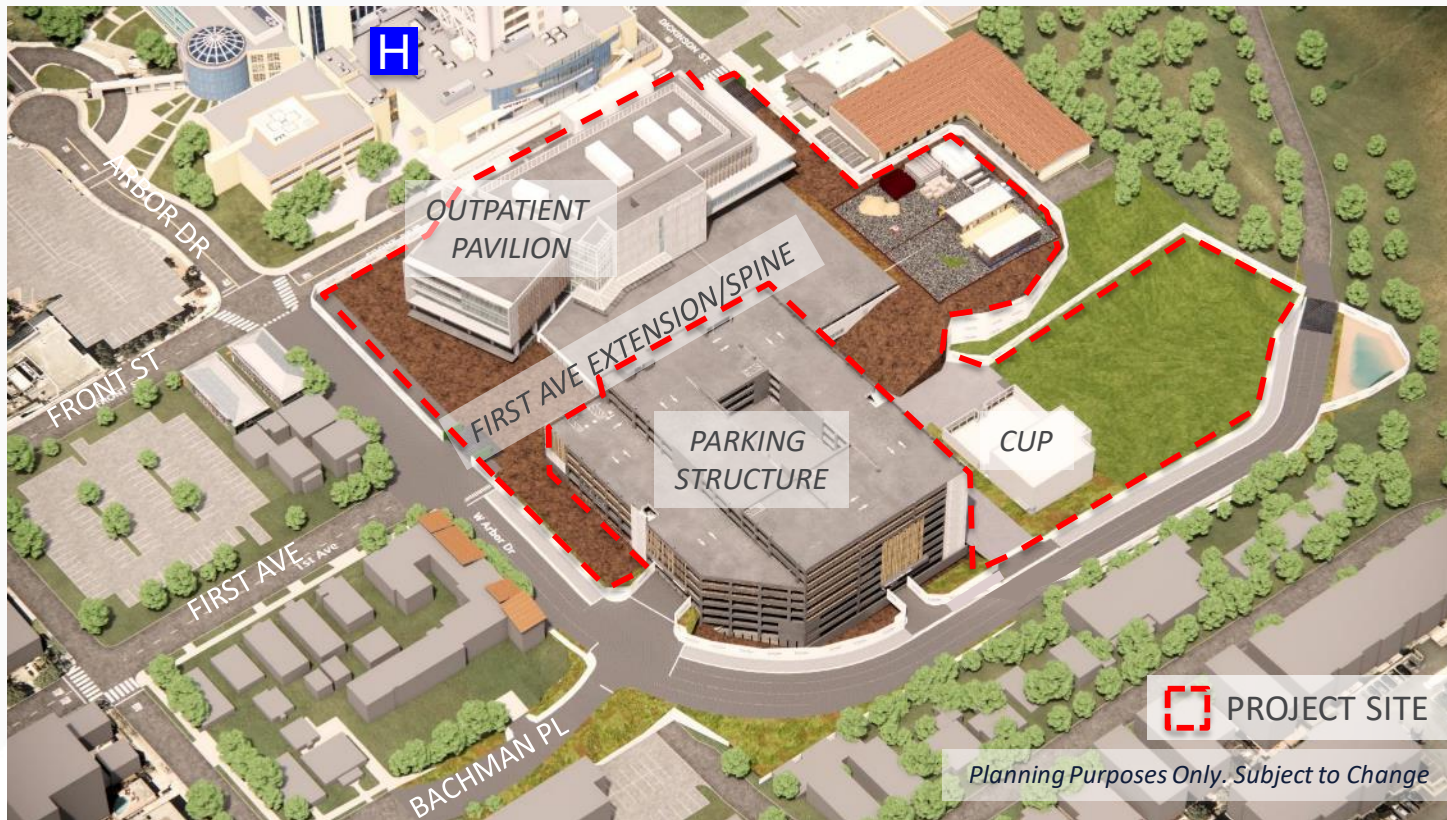
- Road improvements at Arbor Dr and Bachman Pl are opened as completed
- Through-access on Bachman Pl remains closed
- Bachman Pl completed after Bachman Parking Structure is demolished

CONSTRUCTION AREA OVERVIEW – PARKING COMPLETION



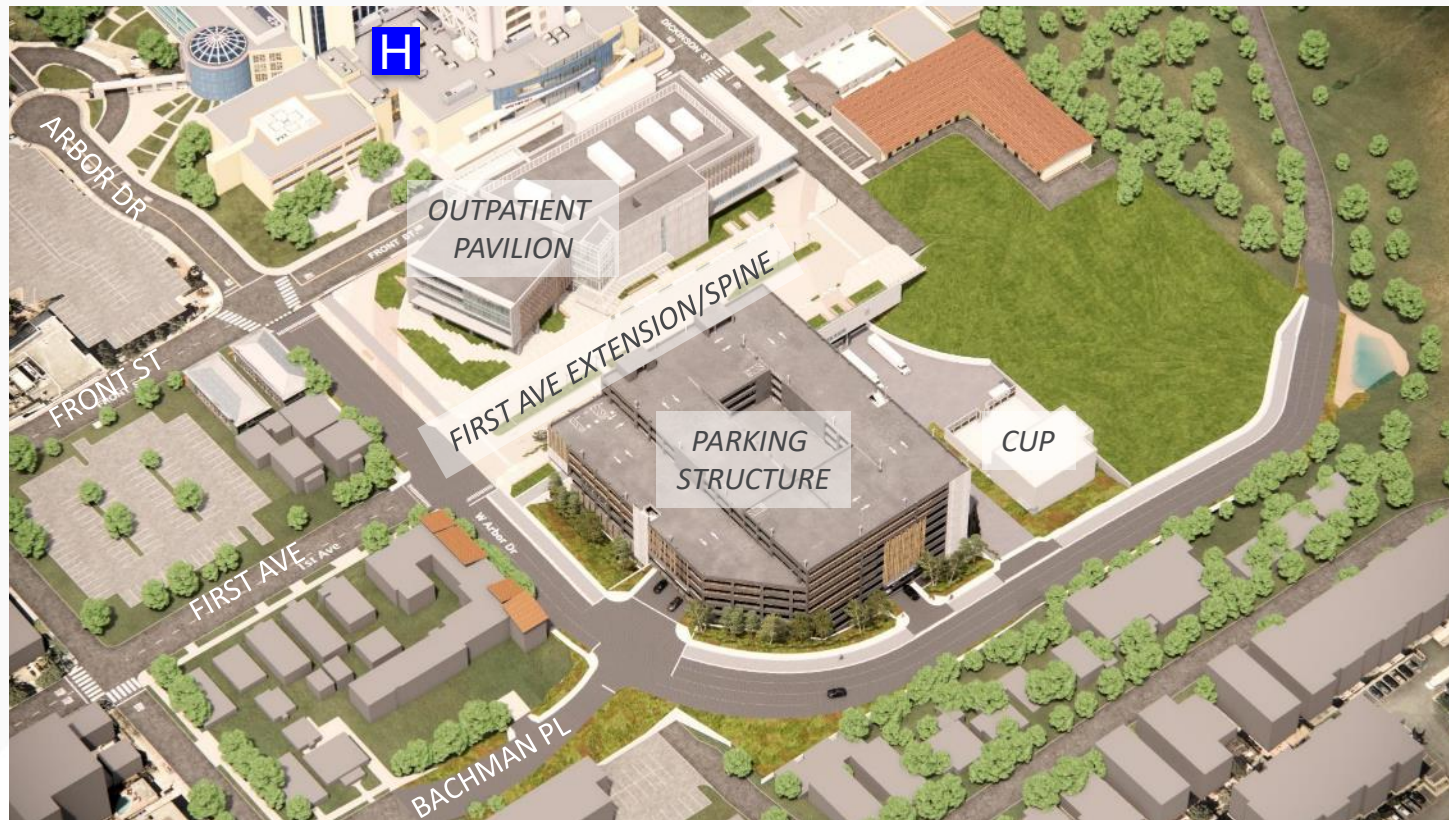
- Bachman Parking Structure is demolished
- Through-access on Bachman Pl remains closed
- Bachman Pl completed after Bachman Parking Structure is demolished

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



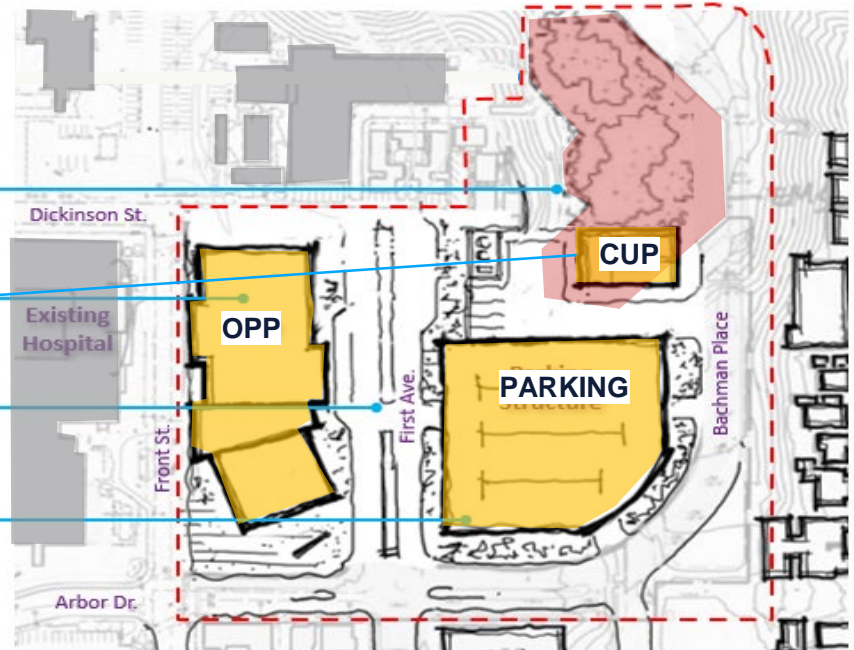
PHASE 1 – CONCEPTUAL SITE PLAN AND KEY DATES

Demo Bachman Parking Structure (*Fall 2023*)

New Outpatient Pavilion (*Open Mid 2025*)

Site Mobilization (*Nov 2021*)

New Parking Structure (*Complete Fall 2023*)



COMMUNICATIONS PLAN – IN DEVELOPMENT

- **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

THANK YOU

Visit the Project webpage for updates:

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

and select the “Hillcrest Outpatient Pavilion and Parking Structure”

UC San Diego