

INTRODUCTION & BACKGROUND

UC San Diego Health, Health Sciences, and Real Estate Department are requesting site endorsement for the Hillcrest Multi-Purpose Clinical Research Building, to be located on the south side of the Hillcrest Campus (Figure 1). The project would consist of a consolidation of administrative functions, clinical research, and would incorporate new retail and childcare uses. A key driver for the project is that it is required in order to accommodate displaced campus functions currently on the site of the future hospital. The project's budget is estimated to be approximately \$165M.

The proposed project is part of the 2019 Long Range Development Plan for the Hillcrest Campus (LRDP), approved by the Regents in November 2019. The Plan sets out the goals for the Hillcrest Campus, primarily driven by planning for the replacement of the existing hospital due to seismic requirements. The strategic redevelopment of the Hillcrest Campus requires a multi-phase construction effort, including construction of a replacement hospital/inpatient services, and consolidation of fragmented outpatient services, offices, and support activities. The proposed project would be a critical accommodation for consolidated administrative and research functions that must remain on campus while also providing retail amenities. The project would be located in the Hillcrest campus' Mixed-Use District, which includes the existing Medical Offices South clinical facility and the proposed project site.

PROGRAM & PROJECT DESCRIPTION

The project would accommodate approximately 85,000 SF of displaced Health and Health Sciences administrative services, and 31,600 SF clinical research and clinical trial research subject space currently within the Theodore Gildred Facility. Approximately 8,000 SF would be available for 3rd party-operated tenants, potentially including retail and other multipurpose wellness space. Lastly, approximately 10,000 SF of childcare and 10,000 SF accompanying

outdoor play areas are being proposed in the project. Detailed programming is still in progress.

The project is anticipated to be implemented via an integrated Construction Manager/General Contractor (iCM/GC) delivery method, which allows for early cost validation, constructability, phasing input, site logistics, design management, and schedule development, reducing risk for budget and schedule overages. An executive architect has been selected and will develop an abbreviated version of a detailed project program (DPP). The project is currently anticipated to begin construction at end of summer 2025 and complete by fall 2027.

PROJECT SITE

The proposed project would be located on the southern area of the Hillcrest Campus bounded by Arbor Drive to the north, First Avenue to the east, Montecito Way to the south, and Front Street to the west (refer to Figure 2). The approximately 1.7-acre project site currently contains a surface parking lot and temporary modular buildings that would be removed or demolished prior to construction.

The project would include parking, anticipated at approximately 20 to 40 stalls, while still under study. The existing topography is relatively flat throughout the site at 295 feet above sea level. The campus boundary runs adjacent to City of San Diego right-of-way within the project site.

The project would be accessible by alternative transportation options. The Metropolitan Transit System (MTS) stop on campus serves Bus Line 6 and connects to several bus lines on Washington Street. In 2021, the UC San Diego Blue Line opened and has helped improve access options between the campuses. Improvements underway for pedestrian and bicycle infrastructure on the campus, particularly along Bachman Place, are consistent with regional efforts to improve active transportation capability in the area.

PLANNING PARAMETERS

Relationship to Long Range Development Plan (LRDP)

In February 2018 and July 2019, C/CPC was presented a land use plan as part of the Master Planning Study and LRDP that included the development of 5 districts on the campus: Health Care, Residential, Mixed Use, Open Space, and Canyon. The project site is within the “Mixed-Use” predominant land use in the 2019 LRDP, and is consistent with the campus support and retail uses associated with this District. The proposed clinical research use was not specifically identified for this District, but is less in intensity to the medical office use listed, and is an existing and previously identified future use on the campus. Additionally, this project site also anticipated a small number of residential units, however, it has since been determined to consolidate all residential to the Residential District.

Relationship to 2018 Hillcrest Campus Master Planning Study (MPS)

The project site is consistent with the parcels defined in the MPS within the Mixed-Use District and aligns with the MPS Guiding Principles, including “Improving the Patient-Centered Environment,” “Creates a Living-Caring Campus with a Local Community Wellness Resource,” and “Contributing to a Physically and Financially Resilient Future.” The Hillcrest MPS was endorsed by C/CPC in February 2018.

Building Form & Massing

Mixed-Use District (MU-1; see 2019 LRDP Land Use Diagram)

The proposed building program is approximately 135,000 gross square feet. The 2019 LRDP recommended a building height limit of 60 feet for the Mixed-Use District in order to step from potentially

taller interior campus buildings down to existing community structures. The design process will seek to balance the height and mass with the required program on the constrained site; acknowledging that the final building design may require a modest adjustment to the overall height to achieve the final program requirements.

The project design will consider the circulation from both Bachman Place and First Avenue. The project will require vehicular points of entry to access parking. The project should use a traffic consultant to integrate design with existing and future traffic patterns. Some scope in the City of San Diego right-of-way may be required.

Displacement

The project would displace the existing trailers, storage, and surface lot P964 (105 spaces). Existing administrative functions in the trailer are expected to move into the Phase 1 Outpatient Pavilion and Parking project.

Utility & Infrastructure

The utility connections for this site would include electrical, water, fire water, storm water, data, and sewer. The project is anticipated to connect to the new central plant under construction with the Phase 1 project. Potential utility corridors would be minimized and collocated with roads to the extent feasible. The project will also study undergrounding of existing SDG&E electrical lines within the project boundary.

Heliport

The existing hospital's heliport is on the rooftop level of Medical Offices North to the northwest of the project. The 8:1-sloped approach/departure path extending from the Final Approach and Take Off area (FATO) edge should be avoid having any

obstructions, such as buildings. Further study and coordination on the flight path is necessary.

Environmental Considerations

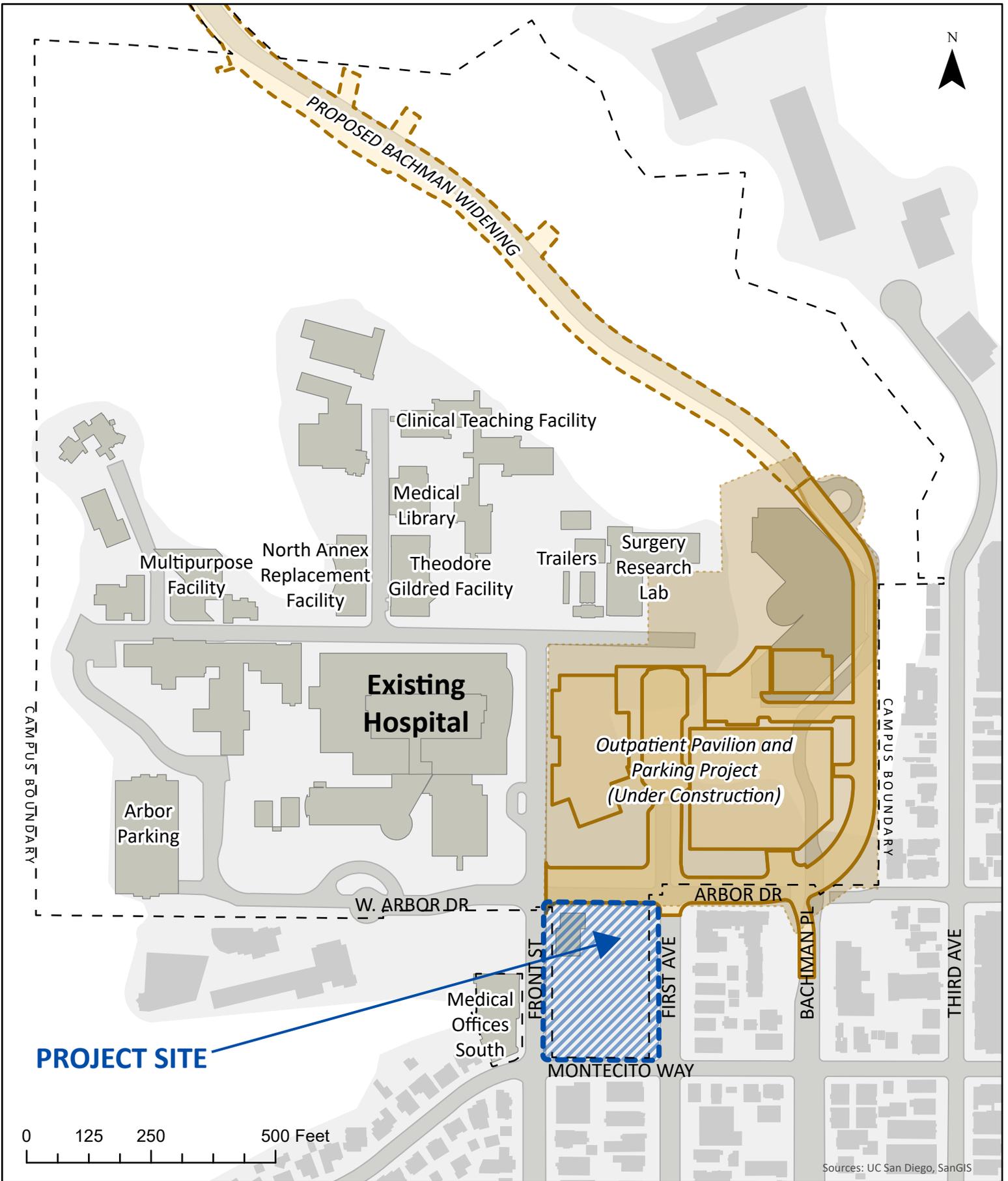
The proposed project would be subject to the California Environmental Quality Act (CEQA). Key environmental considerations would include aesthetics/visual resources, biological resources, air quality, noise, traffic, water quality, and hydrology. As the 2019 LRDP Environmental Impact Report (EIR) studied all the phases of the Hillcrest redevelopment, an addendum to the 2019 LRDP EIR is anticipated.

Sustainability

The University of California has created the Policy on Sustainable Practices oriented toward energy efficient and “green building” standards established by the U.S. Green Building Council (USGBC). The project would seek Leadership in Energy & Environmental Design (LEED) Gold or higher.

RECOMMENDATION & PROCESS

The site evaluation will be presented for discussion and site endorsement at the April 18, 2024 meeting. The project will return to C/CPC at Schematic Design for Comment to the Design Review Board.



UC San Diego Hillcrest Campus - Multi-Purpose Clinical Research Building
 Figure 1



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Figure 1