

INTRODUCTION & BACKGROUND

UC San Diego Health and Resource Management & Planning is requesting site endorsement for the Phase 1 projects to be located on the east side of the Hillcrest Campus (Figure 1). The project would consist of an Outpatient Pavilion and two parking structures, one completely subgrade and the other both above and below grade. To address utility needs for the campus redevelopment and improve circulation and access, the project would also construct a new road connection between Bachman Drive and Arbor Drive, currently separated by approximately 15 feet of grade. The project's budget is estimated to be between \$450M and \$500M.

The proposed project would be the first project implemented under the proposed 2019 Long Range Development Plan for the Hillcrest Campus (LRDP). The plan sets out the goals for the Hillcrest Campus, primarily driven by planning for the replacement of the existing hospital by 2030 due to seismic requirements. The strategic redevelopment of the Hillcrest Campus requires a multi-phase construction effort over approximately 15 years, including construction of a replacement hospital/inpatient services, and consolidation of fragmented outpatient services, offices, and support activities.

This initial phase has several key drivers. The first driver is the future displacement of these clinical facilities that are currently connected to acute care facilities and will be demolished in future phases of the project. These existing facilities are also outdated, inefficient, and insufficient to meet current needs. The second driver is the need for optimization of space to enhance collaboration and improve the patient experience, including parking facilities. The third driver is to expand clinical programs in response to market trends and heighten UC San Diego's commitment to the Hillcrest community.

PROGRAM & PROJECT DESCRIPTION

The Outpatient Pavilion would include the design and construction of a building up to 300,000 SF with two adjacent parking structures that would total approximately 2,000 spaces. The redevelopment plan requires replacing both the Arbor and Bachman Parking Structures.

The detailed program is still under development but would include the following user groups and functions: cancer center, outpatient clinics, outpatient surgical and procedural suites, prep/recovery for outpatient surgery, central sterile processing, outpatient radiology and diagnostic imaging, dialysis, outpatient rehabilitation, pulmonary rehabilitation, clinical lab, pharmacy, and building support services. Some administrative space related to the groups above may also be included at approximately 80,000 SF. The project could also include a retail component to take advantage of the building's proximity to the future Central Green open space.

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 a detailed project program (DPP) by late Spring 2019. Construction, starting with demolition, is expected beginning as early as late 2019 after the 2019 LRDP is approved by the UC Regents. The project is expected to be completed by early 2023.

PROJECT SITE

The proposed project would be located on the eastern area of the Hillcrest Campus along the mesa edge and into the small canyon bounded by Dickinson Street, Front Street, Arbor Drive, and Bachman Place (refer to Figure 2). The 11-acre project site currently contains many older, low-density structures and temporary modular

buildings and redevelopment in this area avoids disruption to the existing hospital. As a result, this site location was identified early in the Master Planning phase as the most feasible site for Phase 1.

The Outpatient Pavilion (HC-2, HC-3) would be located on an existing surface parking lot next to a vegetated valley. The adjacent subgrade parking structure (HC-7) would extend from First Avenue north through and over the valley to the future hospital drop off area. The Main Parking Structure, (HC-6), is proposed for the southeastern area of the Campus, a site created by the realignment and connection of Bachman Drive and Arbor Drive. The existing topography varies throughout the site with a high of 297 feet above sea level at the southwestern edge of the site and a low of 225 feet above sea level.

The project will be well-served by alternative transportation options. Transportation Services and UC San Diego Health jointly run a shuttle from Hillcrest to the La Jolla Campus. In 2021, the UC San Diego Blue Line will help improve access options between the campuses. The project plans to improve pedestrian and bicycle infrastructure on the campus, consistent with regional efforts to improve active transportation capability in the area.

PLANNING PARAMETERS

Relationship to Long Range Development Plan (LRDP)

In February 2018, C/CPC was presented a draft land use plan as part of the Master Planning Study 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 "Health Care" predominant land use in the proposed 2019 LRDP, and is consistent with the medical and ancillary functions associated with this District.

Relationship to 2018 Hillcrest Campus Master Planning Study (MPS)

The project site is consistent with the parcels defined in the MPS within the Health Care District. It aligns with the MPS Guiding Principles, including Improving the Patient-Centered Environment, Respecting the Natural Beauty of the Site, and Contributing to a Physically and Financially Resilient Future. As a patient-serving facility along the primary vehicular corridor, First Avenue and its extension north, the outpatient pavilion is sited to be visible and easily accessible by all modes of transportation. The Hillcrest MPS was endorsed by C/CPC in February, 2018.

Building Form & Massing

Outpatient Pavilion and First Ave Parking Structure (HC-2, HC-3, and HC-7; see Figure 2)

The outpatient pavilion would be approximately 80 feet in height with an estimated 6 levels above grade and up to 2 levels below grade. The western-facing side of the building should consider the opening-day conditions and the future Central Green in both its internal ground-level layout and its exterior façade. In order to achieve an active Central Green without causing disruption to the patient-serving functions in the building, careful consideration to functionality over time is of utmost importance.

The Outpatient and First Ave Parking Structure building footprint should respect the following guidelines:

- A setback of 70 feet should be held from the proposed future alignment of Bachman Drive along the east side of the site in order to have adequate area for landscaping. This setback would help act as a visual buffer for nearby residences.
- A setback of approximately 45 feet from the center line of Arbor Drive should be allowed for adequate sidewalk and landscaping.

Main Parking Structure (HC-4, Proposed HC-6)

The Main Parking Structure would be approximately 70 feet in height with an estimated 6 levels above grade and up to 4 levels below grade. Though originally envisioned in the MPS for parcel HC-4, further analysis of the proposed phasing through a Master Utility Planning Study identified new ways to provide an efficient utility system throughout the campus as well as assist in constructability. As a result, the Main Parking Structure is proposed to be sited instead on HC-6.

The project design will consider the visual prominence of buildings on HC-3 and HC-6 as they function as a gateway to the campus and is a major wayfinding node for patients and visitors.

Displacement

The Outpatient Pavilion would displace approximately 50 surface parking/on-street spaces and a small surface lot that is mostly used for valet parking purposes. Accommodations for these services are under study.

Several small buildings, mostly temporary trailers, would be demolished as part of the project. The Outpatient Psychiatry building (140 Arbor) and its 80 underground parking spaces would be demolished as part of this project. The project may also displace part or all or part of the Surgery Research Lab north of Dickinson Street. Relocation for these services is under study.

Utility & Infrastructure

The utility connections for this site would include electrical, water, data, and sewer. The Outpatient Pavilion project would likely be constructed with a standalone energy component that would tie into a future Central Utility Plant. The parking structures would likely be connected to SDG&E. Potential utility corridors would be

minimized and collocated with roads, including the new Bachman to Arbor Drive connection, to the extent feasible.

Heliport

The existing hospital's heliport is on the third floor of the Medical Offices North building, to east of the project site. New construction within the 8:1-sloped approach/departure path extending from the Final Approach and Take Off area (FATO) edge may require a modification to the existing helicopter approach path. Upon initial study, it is estimated that buildings constructed directly east of the existing heliport could be approximately 19 feet taller than the existing heliport and not obstruct the flight surface. Further study on the existing 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 LRDP Environmental Impact Report (EIR) that will study all the phases of the Hillcrest redevelopment is not yet complete, the project should consult Campus Planning for any additional mitigations or considerations as the draft LRDP EIR progresses.

Hydrology and Stormwater

The project would seek to improve hydrology of the existing site and construct up to two stormwater bioretention basins with the road work.

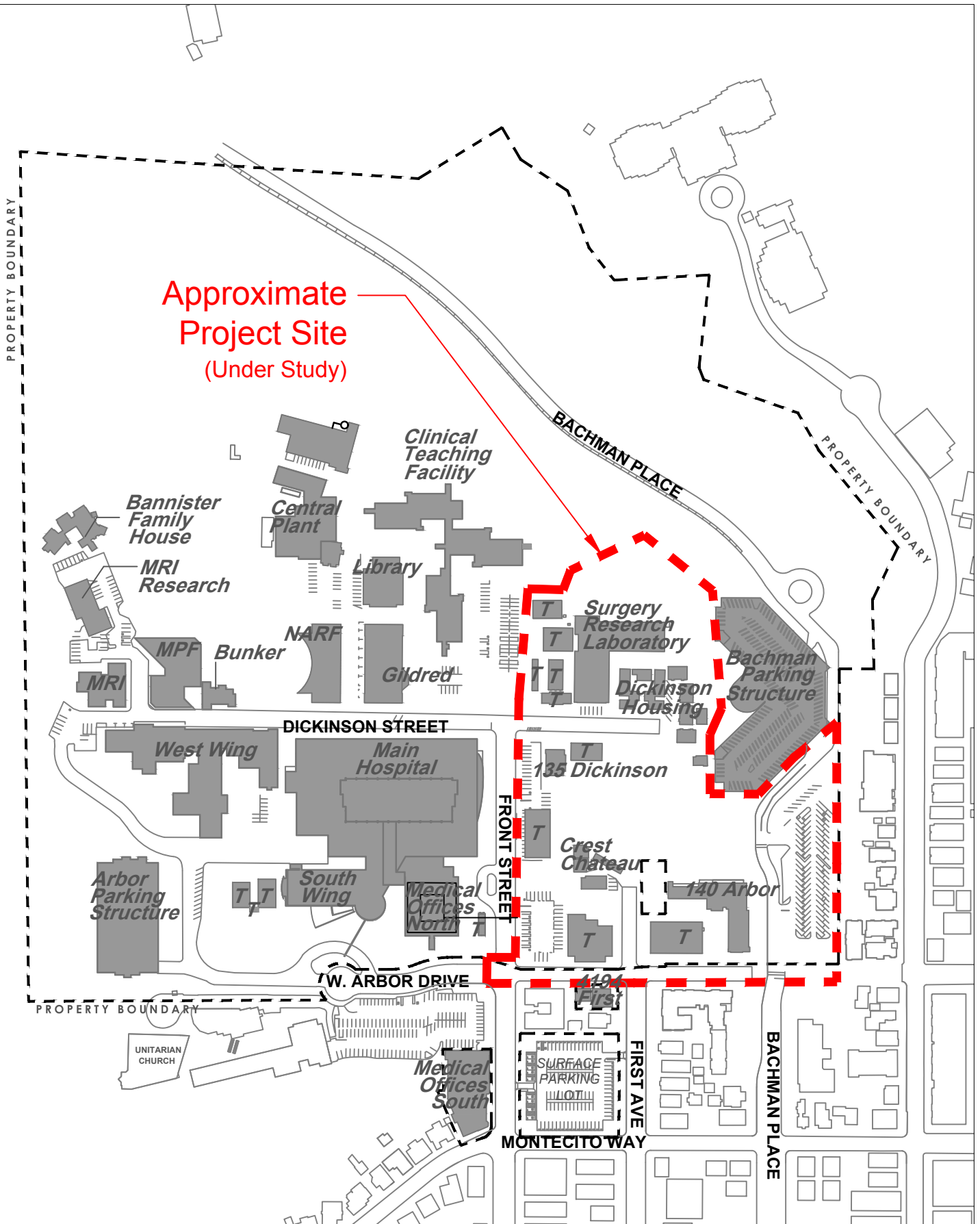
Sustainability

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 outpatient pavilion would seek Leadership in Energy & Environmental Design (LEED) Silver or higher for the outpatient pavilion. However, parking structures are excluded from the Leadership in Energy Efficient Design (LEED) rating system. The project will instead seek ParkSmart certification, a similar “green” rating for parking structures, and integrate sustainability goals as possible. As was previously described the project will seek to reduce or eliminate the need for mechanical ventilation and the proposed green-roof provides additional sustainability benefits.

RECOMMENDATION & PROCESS

The site evaluation will be presented for information and potential endorsement at the December 20th, 2018 meeting. The project will return to C/CPC at Concept for Comment to the Design Review Board.

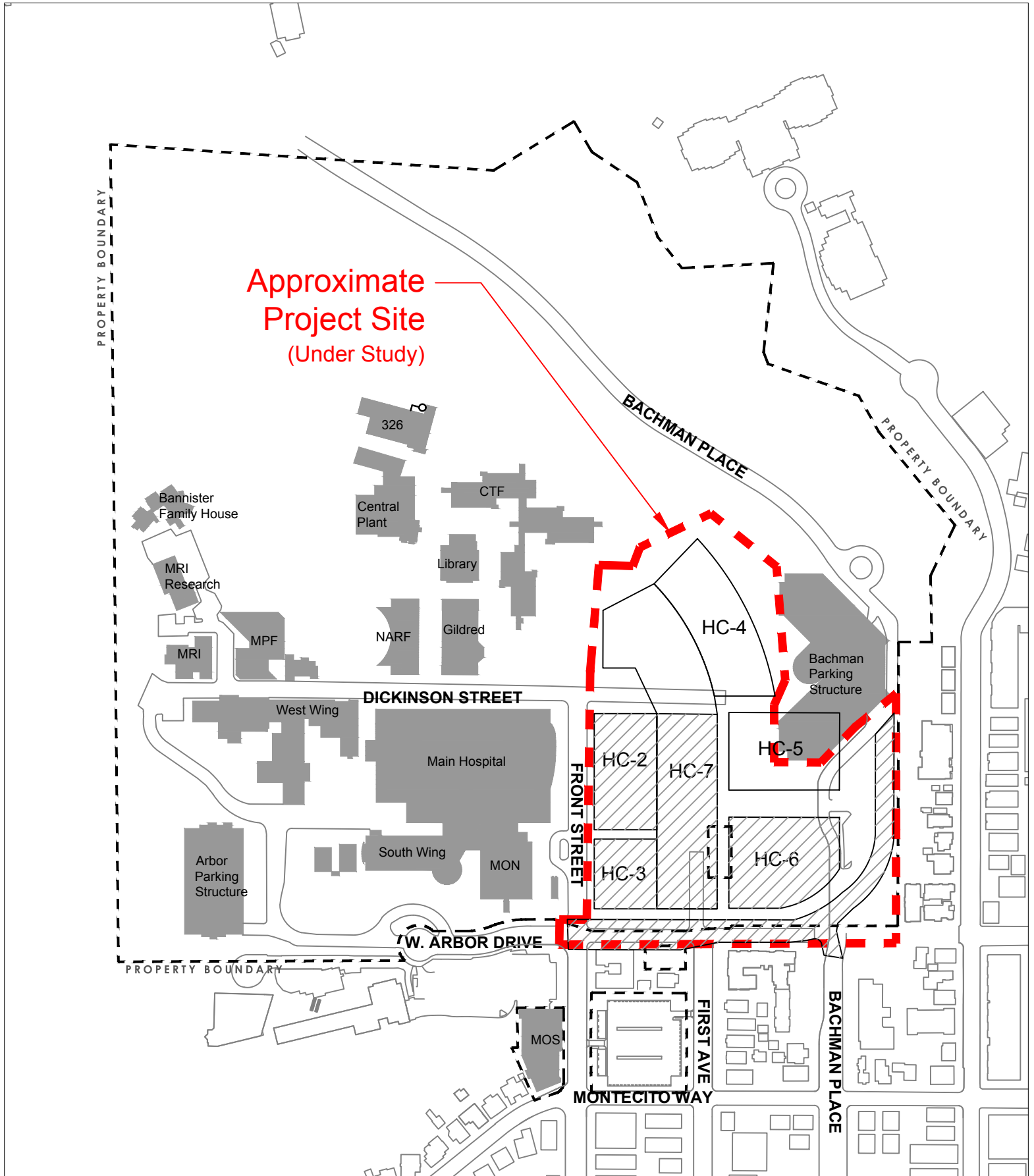


Approximate
Project Site
(Under Study)

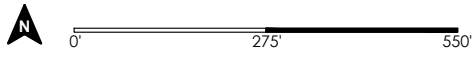
Hillcrest Campus Phase 1: Outpatient Pavilion and Parking

Figure 1 - Project Location

12/13/2018



Approximate
Project Site
(Under Study)



Hillcrest Campus Phase 1: Outpatient Pavilion and Parking
Figure 2 - Project Site

12/13/2018