

CAMPUS/COMMUNITY PLANNING COMMITTEE

Minutes of June 20, 2019 Meeting

PRESENT

Tara Cameron
David Hickman
John Hughes
Russ King
Marlene Shaver
Charles Sprenger (co-chair)
Joel Watson
Cristy Winter

ABSENT

Adrian Borsa
Neal Devaraj
Ramona Ferreira
Tal Golan
Ken Hall
Jeff Kaplan (co-chair)
Noah Palafox
Frank Silva
Rand Steiger
Andrea Tao
David Traver

CAMPUS PLANNING STAFF

Robert Clossin
Matthew McCreary
Todd Pitman
Elyse Sanchez
Ginger Stout

GUESTS/CONSULTANTS

Nicole Cheng, Capital Program Management
Walt Kanzler, Design and Development Services

BUSINESS ITEM: APPROVAL OF MEETING MINUTES

The minutes from the April 18th, 2019 meeting were unanimously approved without further comment.

INFORMATION ITEM: HILLCREST LONG RANGE DEVELOPMENT PLAN UPDATE (LRDP) (ELYSE SANCHEZ)

Elyse Sanchez reminded the Committee of the LRDP process and its importance. The LRDP is the official land use plan that guides the physical development of the campus. The current Hillcrest LRDP was approved in 1995. Similar to the La Jolla Campus LRDP, the Hillcrest LRDP estimates the potential 'outer envelope' of growth through 2035. The LRDP is expected to be approved by the Regents in November, along with its associated Environmental Impact Report (EIR).

The Hillcrest site today comprises of 62 acres, 37 buildings, and 1.1 million GSF. The existing hospital includes 11 stories with approximately 370 inpatient beds. The site also includes outpatient services, a Level I Trauma Center, Regional Burn Center, Stroke Center, emergency department, behavioral health, HIV/AIDS program, neonatal intensive care unit, academic and research spaces, and Bannister Family House.

A unique opportunity to reimagine the Hillcrest Campus exists with this LRDP update. The development can help respond to changing health care trends and needs. The existing hospital buildings will no longer meet seismic safety goals per Senate Bill (SB) 1953 which calls for all healthcare facilities to seismically conform by 2030. The key drivers and planning considerations of the LRDP update include hospital replacement to conform with SB 1953 while maintaining operations during construction, providing on-campus affiliate housing, improving open space, and providing health and wellness opportunities for the campus and neighborhood. The update will provide a framework for improved site access and circulation, and help align campus plans with the City and regional 'Smart Growth' objectives. A consolidated outpatient facility would provide a new home for services currently offered in the buildings connected to the existing hospital. While the future hospital anticipates an overall reduction in hospital beds, the hospital square footage would increase to align with newer codes.

Proposed circulation improvements include connecting Bachman Place to Arbor Drive, and improving an old road bed through the canyon from the north to become an entrance to the proposed 1,000 new housing units. The canyons surrounding the hospital site were an "undesigned" land use and outside of the developable area in the 1995 LRDP. Boundaries for the approximately 28 acres of canyons and sensitive habitat have been identified as part of the LRDP update. Joel Watson suggested quantifying and tracking the open space at the Hillcrest Campus, as we do at the La Jolla Campus. Charlie Sprenger inquired if the LRDP includes descriptions of the open space, and Sanchez shared these areas were not described in the 1995 LRDP, but are defined within the 2019 update. John Hughes inquired if there is more green space within the site over the current LRDP. No 'park' area was identified in 1995, and the updated plan describes a central park area called the Open Space District that would be similar to an urban park. Staff recommended review of those sections of the proposed LRDP to the Committee.

Sanchez described the 5 major phases of proposed development identified within the plan: phase 1 – outpatient pavilion and annex, parking structures, demolition and road improvements; phase 2 – multifamily residential site A, wellbeing center, north driveway, multi-use building, and demolition; phase 3 – new hospital and central plant; phase 4 – deconstruct existing hospital and central plant; phase 5 – multifamily residential site B, hospital annex, and central open space.

Egress from the parking for the residential portion of the campus can exit to the south although the main access point is to the north. During community outreach, the community identified traffic through the neighborhood as a concern. The housing would first be offered to UC San Diego affiliates and if not filled could be offered to the public. David Hickman inquired if Bachman Place will remain open during construction. Sanchez replied that this is being studied due to the grade change, but it is expected to be phased in order to remain open during construction. Bannister House consists of 12 beds and is intended to house patients and their families that are receiving long-term care. This structure will remain and no changes are proposed at this time. Russ King shared a similar long-term care housing component will be included in Nuevo West, on the La Jolla Campus. Joel Watson suggested studies regarding the road configurations and traffic in the neighborhood between the Hillcrest

Campus and Scripps Mercy Hospital be completed. Robert Clossin explained the University does not need City approval to move ahead with plans, but it would be beneficial to partner with the City regarding circulation and coordinate with Scripps Mercy Hospital (as they are also rebuilding their hospital).

Sanchez shared with the Committee the extensive outreach done with the community groups, advocacy groups, and elected officials. The Committee was informed about the Hillcrest Master Planning Study (MPS) in March 2017, with an update in August and an update on both the MPS and LRDP in November of 2017. The MPS was again brought before the Committee in January 2018, and endorsed by Open Space Committee and C/CPC in February 2018, along with DRB endorsing the Design Guidelines in the same month. In December 2018, C/CPC received an update on the LRDP. The LRDP will come back to the Committee for endorsement in summer 2019, and is expected to go for UC Regents approval in November 2019.

Charles Sprenger requested an excerpt of the open space language included within the LRDP for review. Sanchez will send out the LRDP to the Committee for review.

Each project of the build-out as part of the LRDP will be presented to the Committee for site evaluation and concept review for comment to the Design Review Board.

The LRDP Environmental Impact Report will enter its 45 day public review period on June 26th through August 9th. A Public Hearing will be held July 18th.

ACTION ITEM: CHILLER PLANT EXPANSION (CHILLER ADDITION) (MATTHEW MCCREARY)

Matthew McCreary reminded the Committee that the Central Utilities Plant (CUP) Chiller Plan expansion was presented for information in April 2019 and is back for potential site endorsement. At that time, the Committee requested several additional items be shared: the boundary be expanded to include the existing CUP, additional existing conditions photos, section cuts illustrating the elevation changes, and a guided site walk. The site walk was held on May 7th, and McCreary presented the other items. The project will return to the Committee at a future date for concept design review.

The existing CUP is expected to reach the cooling load maximum capacity within the next 2-3 years, based on projects in planning and design. The proposed expansion will provide an additional 6,000 ton chiller capacity to the existing 20,380 ton capacity. The program for the Chiller Plant Addition includes space for up to five 3,000-ton chillers, condenser pumps, and associated equipment, which would all be phased in over time.

The CUP Expansion is consistent with the LRDP Land Use Plan and the South Gateway Planning Study. The proposed site borders the Historic Grove within the Open Space Preserve. Up to 13,000 sf of land may be subject to the No Net Loss policy. Up to approximately 80 trees within the Historic Grove may be impacted and would be replaced 2:1. The site is not located in the coastal zone, and would be subject to CEQA review.

The proposed site includes the existing CUP, Herbert York Lane, Revelle Provost building, an access road, and 2 parking spaces. Joel Watson indicated the visual and noise disturbances of the project are of utmost concern

and questioned if this location is most appropriate. Nicole Cheng explained other sites were evaluated and this was determined to be the best location, due to centralized efficiencies, cost, maintenance, and manpower.

Watson inquired if the campus has a good understanding of what the future needs will be. Clossin explained the LRDP identifies up to 9 million square feet of construction and this load was identified to be necessary for build-out. Charlie Sprenger suggested the Committee consider the costs and benefits of this location over others, and felt the Committee needs more information behind the chosen location. Clossin reminded the Committee of the recent presentation that explained the satellite locations for chiller plants, and how this is not a cost-effective or efficient system. Sprenger inquired if the location of the No-Net Loss and 2:1 tree replacement trees would be planted at this time. Todd Pitman explained they could go back on site, which is always the preferred location. Historic Grove is captured along Gilman Drive, south of Osler Lane.

John Hughes asked what ways the aesthetics and noise will be addressed, and if the Committee could conditionally endorse the site to include a resolution of these topics. Pitman explained the South Gateway Planning Study did discuss screening and vegetated buffering of the CUP. Sprenger proposed projects similar to this return to Committee more often, including at the completion of a project, in order for the Committee to understand the ways their comments were addressed during construction.

Tara Cameron asked when this project will come back again, which will be at concept design.

Watson proposed a faculty representative be included on the project workgroup. Sprenger expressed his support of sensitive projects returning to C/CPC more often. Pitman shared the design check-ins would be presented by the Capital Program Management Project Manager and the design team.

The price of the expansion is anticipated to be \$25 million, and will be operational by 2022. The DRB date is undetermined because a site is required before the design team can design any concepts. Pitman suggested having the architect come back to the Committee with proposed massing alternatives.

The Committee endorsed the site with the understanding that the project will be presented again in advance of the DRB presentations, and along the DRB schedule, and additionally after project construction.

This item concluded the meeting.

Respectfully Submitted,

A handwritten signature in black ink that reads "Ginger Stout". The signature is written in a cursive, flowing style.

Ginger Stout
Associate Planner