

# UC San Diego

**THEATRE DISTRICT LIVING AND LEARNING NEIGHBORHOOD  
REVELLE COLLEGE TOWN HALL  
SEPTEMBER 29, 2021**

# **THEATRE DISTRICT LIVING AND LEARNING NEIGHBORHOOD PROJECT TEAM**

Prepared for Revelle College Town Hall

# INTRODUCTIONS

## UC San Diego

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### Revelle College:

- Paul Yu (Provost)
- Sherry Mallory (Dean)
- Mary Tregoning (Associate Dean/Director of Res Life)

### Housing Dining and Hospitality:

- Hemlata Jhaveri (Executive Director)
- Jana Severson (Director Housing Services)
- Pat Hochstein (Director Facilities and Building Services)

### Kitchell (General Contractor)

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- Chad Burgoyne (Project Director)
- Jon Hagwood (General Superintendent)

### Planning:

- Robert Clossin (Director Campus Planning)
- Anu Delouri (Assistant Director/Community Planning)
- Ginger Stout (Associate Planner)

### Transportation Services:

- Josh Kavanagh (Executive Director)

### Capital Program Management:

- Dennis Brown (Program Manager)
- Mark Minieri (Project Manager)
- Derek Jensen (Project Manager)

# WHAT IS THE THEATRE DISTRICT LIVING AND LEARNING NEIGHBORHOOD?

- Living and Learning Neighborhood (900,000 sq. ft.; 11.8 acre site)
- 2,000 undergraduate residents
- Recreation and wellness areas throughout
- Retail space including restaurant and food hall (28,000 sq. ft.)
- General assignment classrooms and provost space (39,000 sq. ft.)
- Meeting rooms for university use – campus events, conferences, meetings, etc.
- Underground parking for 1,165 cars
- Public realm improvements:
  - Extension of Ridge Walk – Bicycle and pedestrian improvements
  - Realignment of Scholars Drive and Revelle College Drive
  - Transit hub and enhanced Theatre District drop-off



# WHY THE TDLLN?

- Create an additional living and learning neighborhood
- Provide an enhanced student experience
- Meet the campus Long Range Plans for undergraduate colleges: 4,000 students/college – more intimate environment
- Address high demand for student housing
- Address sustainability goals, e.g., reduce traffic and long commutes
- Create additional amenities and activate the south end of campus
- Improve the visitor experience for theatre patrons



# SITE PLAN

- Shared fitness area at Building 1
- Shared basketball court and big lawn creating the wellness corridor concept
- Market Hall concept that is open to all
- Generous open space programmed around wellbeing
- Short-term parking adjacent to the new college and provision of service access to Revelle



# GENERAL CONSTRUCTION INFORMATION

- Construction Timeline: January 2021 to November 2023 (Student residences available fall 2023)
- General construction hours: Weekdays 7 a.m. to 7 p.m. and Saturdays 9 a.m. to 7 p.m.
- Current Phase: Site Excavation
- Road realignments are complete. Watch for periodic lane closures during the course of construction.
- Next Phase: Concrete Construction
- Visit the UC San Diego Transportation Services website for parking locations and the latest shuttle maps: <http://transportation.ucsd.edu/>



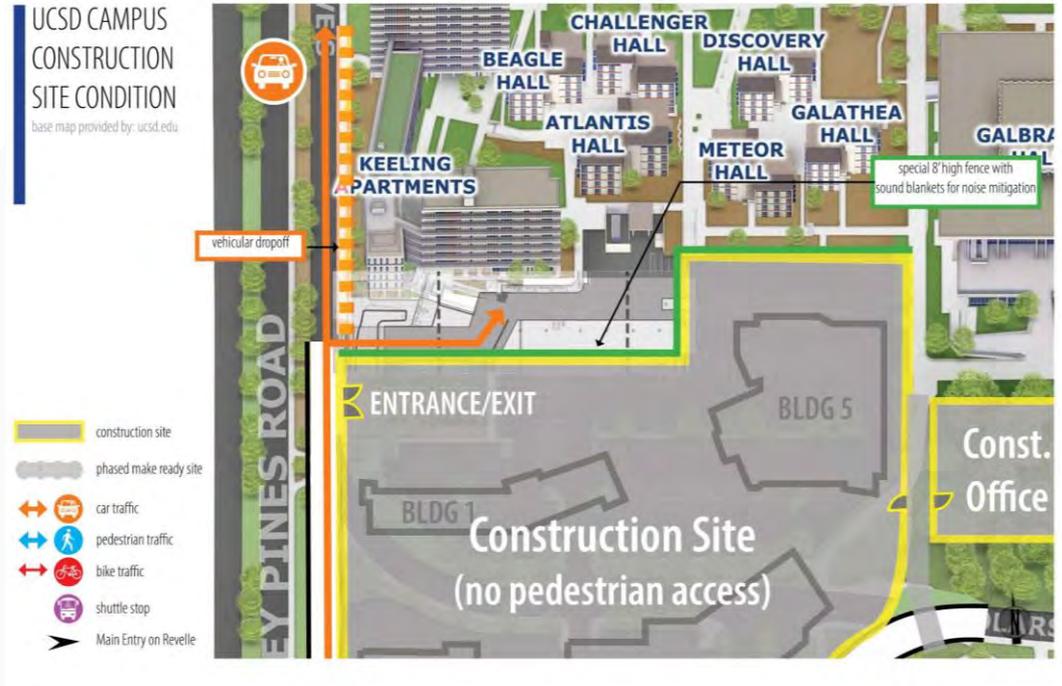
# CONSTRUCTION AND STUDENT SAFETY

- STAY on **Designated Sidewalks**.
- BE AWARE of your **Surroundings at ALL Times**.
- ADHERE to all **Warning and Safety Signage**.
- LISTEN to **Construction Safety Personnel**.
- STAY OUT of **Fenced Construction Zones**.
- AVOID **distractions**.
- REFRAIN from **Using Cell Phones** in the area.
- Bicyclists and skateboarders should ADHERE to **Rules of the Road**. Utilize bike and pedestrian detours around the construction site.
- WATCH OUT for **Vehicles and Equipment** exiting fenced construction zones.
- REPORT any issues immediately to **Revelle Res Life**, (858) 534-3025 or [revreslife@ucsd.edu](mailto:revreslife@ucsd.edu)
- Issues and concerns will be **Investigated and RESPONSE PROVIDED**



# CONSTRUCTION MITIGATIONS

- Temporary loading/unloading and reserved stalls striped on Scholars Drive adjacent to Revelle College
- Wayfinding signs installed to help students and others navigate the site
- Sound mitigation blankets installed on fencing north of project site to minimize sound
- Sound monitoring ensures that noise is within allowable sound levels
- Finals Week: Construction hours adjusted to start at 9 a.m.
- Accommodations for Revelle College move-ins and move-outs
- Construction cam on project website



# SITE CONDITIONS JUNE 2021 THROUGH NOVEMBER 2023

## UCSD CAMPUS CONSTRUCTION SITE CONDITION

base map provided by: ucscd.edu



# PROJECT PROGRESS TO DATE

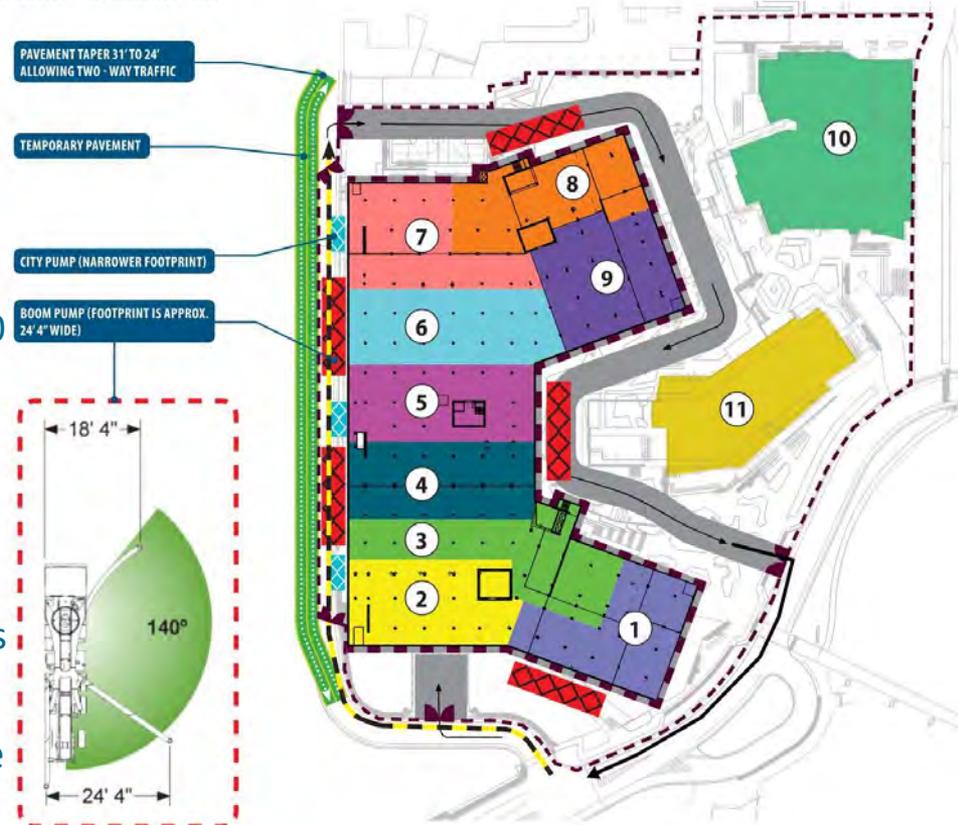
- Make Ready Phase is complete:
  - Road reroutes of Scholars and Theatre District Drive
  - Consolidation of site
  - Utility Point of Connections
  - La Jolla Playhouse drop off is complete
- Site Demolition is complete
- Mass Excavation has begun (over half way complete)
- Tower Cranes #4 and #5 are installed
- Jobsite trailer has been set and is operational
- Matt slab footings for Buildings 4 and 5 have been excavated in preparation for concrete pours in October



# WHAT TO EXPECT IN THE CONCRETE PHASE

- The primary activity for this academic year will be the concrete construction
- The project will typically place concrete 3 to 4 days a week from 7:00 am-12:00 pm.
- Heavy days will have trucks arriving at a rate of one every 6 minutes, from 7:00 am-2:00 pm. Lighter days will have truck delivering concrete from 10:00 am-3:00 pm.
- There will be two large Mat slab pours that will each occur on a Saturday (October 2<sup>nd</sup> and October 9<sup>th</sup>, 2021). These pours will begin at 7:00 am on those two days with trucking operations lasting approximately 8 hours, and total activity lasting approximately 12 hours
- During concrete placement activities the project will make use of Scholars Lane as the primary route for concrete trucks

CONCRETE PUMP LOGISTICS PLAN



# SITE CONDITIONS

MAKE READY  
EXCAVATION, +  
FOUNDATIONS



# SITE CONDITIONS

FOUNDATIONS +  
ABOVE GROUND  
STRUCTURE



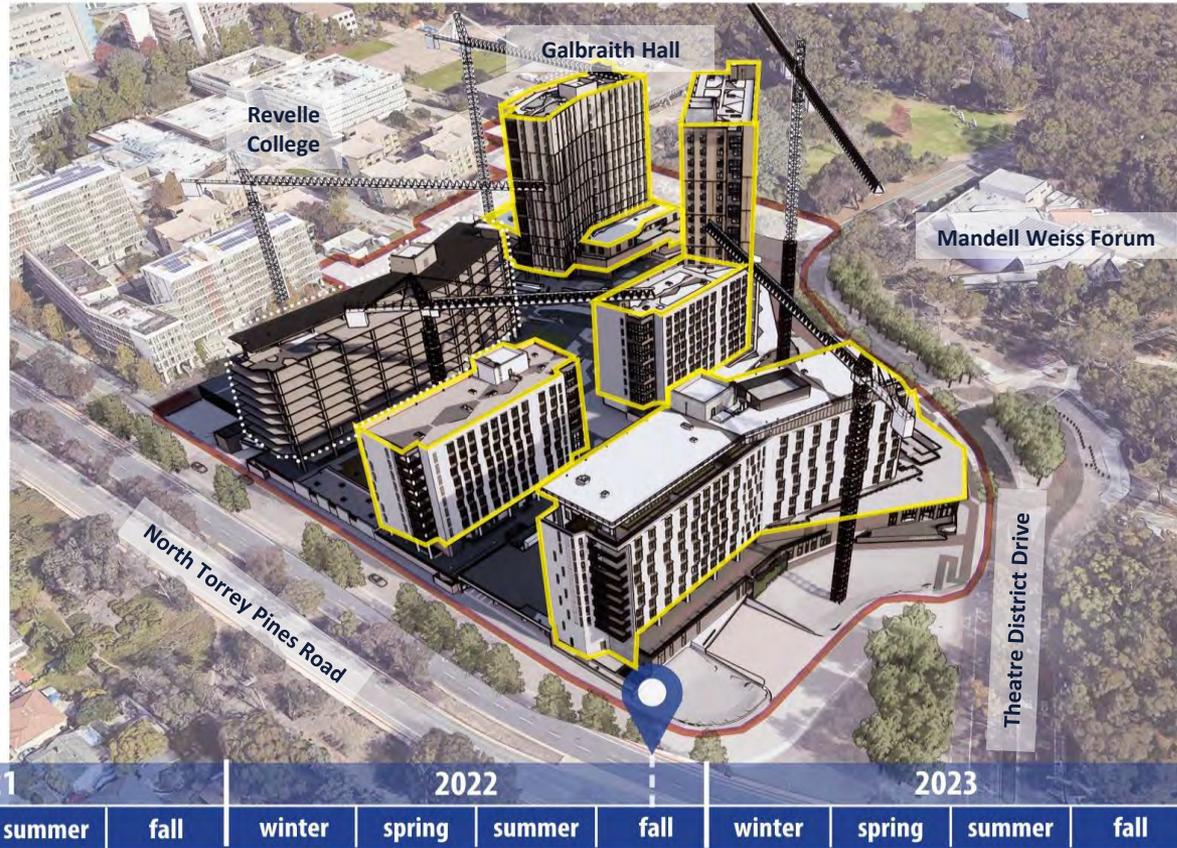
# SITE CONDITIONS

ABOVE GROUND  
STRUCTURE +  
BUILDING  
ENVELOPE



# SITE CONDITIONS

BUILDING  
ENVELOPE +  
INTERIOR  
FINISHES



# SITE CONDITIONS

## SITWORK COMPLETION



# COMMUNICATION

- Watch for regular updates from Residence Life
- Outreach (questions, comments, and/or feedback)
  - Dennis Brown (CPM Program Manager): [dmbrown@ucsd.edu](mailto:dmbrown@ucsd.edu)
  - Mark Minieri (CPM Project Manager): [mminieri@ucsd.edu](mailto:mminieri@ucsd.edu)
  - Environmental Impact Questions: Ginger Stout (Campus Planning): [gstout@ucsd.edu](mailto:gstout@ucsd.edu)
  - Construction Questions: [Constructionfeedback@ucsd.edu](mailto:Constructionfeedback@ucsd.edu)
  - Construction Feedback Form:  
<https://plandesignbuild.ucsd.edu/contact/feedback.html>
- **Project Website:**  
<https://plandesignbuild.ucsd.edu/projects/current.html#Theatre-District-Living-and-Lea>
- **Informational video on project construction:**  
<https://www.youtube.com/watch?v=sIIYHshva5o>

# QUESTIONS?



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