UC San Diego

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

UC San Diego
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)
• 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
• 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
• 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 Reveille Res Life, (858) 534-3025 or 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
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\textsuperscript{nd} and October 9\textsuperscript{th}, 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.
SITE CONDITIONS

MAKE READY
EXCAVATION, +
FOUNDATIONS

Galbraith Hall
Mandell Weiss Forum
Revelle College
North Torrey Pines Road
Theatre District Drive

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SITE CONDITIONS

FOUNDATIONS + ABOVE GROUND STRUCTURE

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SITWORK COMPLETION

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COMMUNICATION

• Watch for regular updates from Residence Life

• Outreach (questions, comments, and/or feedback)
  o Dennis Brown (CPM Program Manager): dmbrown@ucsd.edu
  o Mark Minieri (CPM Project Manager): mminieri@ucsd.edu
  o Environmental Impact Questions: Ginger Stout (Campus Planning): gstout@ucsd.edu
  o Construction Questions: Constructionfeedback@ucsd.edu
  o 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