Community Advisory Group Meeting

December 7, 2016
Agenda

1. Welcome, Introductions, and Agenda Overview
2. Public Comment (items not on the agenda)
3. CAG Questions and Concerns (items not on the agenda)
4. Annual Report on Space Ceiling Progress and Efforts to Manage Transportation Impacts
5. Update on Dogpatch Community Task Force
6. Campus Updates
   • Dogpatch
   • Mission Bay
   • Mount Sutro
   • Parnassus
   • Workforce Development
   • ZSFG
7. Public Comment (items on agenda – 3 minutes per speaker)
Public Comment

- Regarding items not on the agenda
- Three minutes per speaker
- If item runs over 15 minutes, to be continued at the end of the agenda
CAG Questions and Concerns

- Regarding items not on the agenda
- If item runs over 5 minutes, to be continued at the end of the agenda
Annual Report on Space Ceiling Progress and Efforts to Manage Transportation Impacts
UCSF’s LRDP Commitments

Measurement and Accountability at Parnassus Heights

- Ongoing allocation of financial resources (via UCSF’s ten-year Capital Financial Plan) *(Provided at Sept. CAG Meeting)*
- Process towards space ceiling goals and status of demolition proposals
- Measure mode split of UCSF employees
- Monitor success of proposed loading and delivery improvements by measuring vehicles through key campus gateways
# Progress Towards Space Ceiling

<table>
<thead>
<tr>
<th></th>
<th>GSF</th>
<th>Space Ceiling Overage</th>
</tr>
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<tbody>
<tr>
<td><strong>Completed</strong></td>
<td></td>
<td></td>
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<tr>
<td>Nov. 2014</td>
<td>2014 LRDP Approved</td>
<td>3,844,800</td>
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<tr>
<td>Nov. 2014</td>
<td>Removal of Housing from Space Ceiling</td>
<td>(132,400)</td>
</tr>
<tr>
<td>Aug. 2015</td>
<td>Demolish Laboratory of Radiobiology</td>
<td>(18,730)</td>
</tr>
<tr>
<td>May 2016</td>
<td>Demolish MR4</td>
<td>(12,100)</td>
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<tr>
<td><strong>In Progress</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>~Spring 2017</td>
<td>Construct Emergency Pump House</td>
<td>150</td>
</tr>
<tr>
<td><strong>Future Proposals</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Demolish Surge, Woods, EHS, LPPI, Proctor and Koret</td>
<td></td>
<td>(70,000)</td>
</tr>
<tr>
<td>- Convert UC Hall and Millberry Union Towers to Housing</td>
<td></td>
<td></td>
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<tr>
<td>- Construct New Hospital Addition</td>
<td></td>
<td></td>
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<tr>
<td><strong>Projected GSF Applicable to Space Ceiling in 2035</strong></td>
<td>3,611,720</td>
<td>1.7%</td>
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</table>
UCSF Overall Mode Split

Between 2015-2016, UCSF’s overall drive alone rate decreased from 32% to 30.2%.
UCSF Parnassus Heights Mode Split

Between 2015-2016, drive alone rate at Parnassus Heights decreased from 30% to 27%.
Progress Towards Transportation Improvements

GOAL: Reduce Congestion on Parnassus Avenue

- Ongoing effort to enhance Central Receiving
  - Improvements and restriping effort, implementation ~Spring 2017

- Consolidate and route campus deliveries centrally by expanding “last-mile delivery”
  - Today, approximately 650 parcels/day are routed through UCSF’s Oyster Point facility, with additional efforts underway

- Ongoing discussion with the Medical Center to route non-essential deliveries to Oyster Point
Gateway Counts in October 2016

- The 2014 LRDP included a commitment to conduct gateway counts to monitor loading and delivery improvements every 2 years, starting in 2016.

- Similar to prior counts, counts were conducted at the three gateways to the campus:
  - Fifth/Parnassus, Fifth/Kirkham, & Medical Center Way/Parnassus
  - On two weekdays from 7 AM to 7 PM
  - Classify the types of vehicles entering and exiting the campus.
Average Vehicle Counts at Key Gateways

Daily Average Parnassus Campus Gateway Vehicle Counts 2016 vs. 2013

2013: 1,690
2016: 1,530

2013: 8,480
2016: 8,220

2013: 7,920
2016: 7,720

Source: Fehr & Peers
Average Percentage of Passenger Vehicles

Source: Fehr & Peers
Percentage of Non-Passenger Vehicles at 5th/Kirkham

Note: An average of 54 contractor vehicles per day were counted at 5th and Kirkham in 2016, up from 30 contractor vehicles per day in 2013.

Source: Fehr & Peers
Percentage of Non-Passenger Vehicles at 5th/Parnassus

Source: Fehr & Peers

[Bar chart showing the percentage of non-passenger vehicles at 5th/Parnassus, with data for 2016 and 2013 compared for each category: UCSF Shuttle, Muni Bus, Taxi, Contractor, Delivery, Bicycle, Ambulatory/Emergency, Parcel/Mail Delivery, Utility, UCSF Fleet, School Bus.]
Percentage of Non-Passenger Vehicles at Medical Center/Parnassus

Source: Fehr & Peers

UCSF Shuttle: 26% 16%
Muni Bus: 17% 19%
Taxi: 18% 15%
Contractor: 12% 4%
Delivery: 10% 7%
Bicycle: 7% 9%
Ambulatory/Emergency: 6% 6%
Parcel/Mail Delivery: 2% 4%
Utility: 1% 4%
UCSF Fleet: 1% 5%
School Bus: 1% 1%

Source: Fehr & Peers
Dogpatch Community Task Force Update
UCSF Projects Under Discussion

Two Developments on Five Parcels (four acquired in 2015)

- Child, Teen, and Family Center and the UCSF Department of Psychiatry Building proposed at 2130 Third Street
- UCSF Graduate Student and Trainee Housing proposed at 566/590/600 Minnesota Street
UCSF Dogpatch Properties
Dogpatch Community Task Force

Creation andComposition

- CAG recommendations, Community Relations recommendations approved by Dogpatch CAG
- All CAG members were invited to participate
- Composition:
  - (12) Dogpatch Neighbors (led by 4 Dogpatch CAG)
  - (2) Potrero Neighbors (led by JR Eppler)
  - (2) Other CAG members – Corinne Woods and Kevin Hart
  - (1) Green Benefit District representative
  - (5) City Staff – SFMTA, City Planning, Supervisor Cohen’s Office, DPW, and OEWD
  - (5) UCSF – Barb, Christine, Michele, Lori, and Kevin
Dogpatch Community Task Force

• This community process is expected to continue through March 2017. The meeting schedule:
  o Thursday, September 29, 2016
    ▪ Thursday, October 13: Walkabout
  o Monday, October 24, 2016
  o Monday, November 28, 2016
  o Thursday, January 19, 2017
  o Wednesday, February 22, 2017
  o Tuesday, March 21, 2017

*All meetings begin at 6:30 pm at the UCSF Mission Bay Campus, Genentech Hall, Room N-114*
## UCSF Dogpatch Neighborhood Planning Process

### PHASE I: Goals, Issues, Opportunities
- **Task Force Community Meeting 1** (September 29, 2016)
- **Walkabout** (October 13, 2016)
- **Dogpatch Neighborhood Existing Conditions Assessment**

### PHASE II: Concept Development
- **Task Force Community Meeting 2** (October 24, 2016)
- **Phase I Summary Memo**
- **Options for Lessening and "Cushioning Impacts"**

### PHASE III: Draft and Final Project Report
- **Task Force Community Meeting 3** (November 28, 2016)
- **Phase II Summary Memo**
- **Recommended Cushioning Actions**
- **Task Force Community Meeting 4** (January 19, 2017)
- **Task Force Community Meeting 5** (February 22, 2017)
- **Task Force Community Meeting 6** (March 21, 2017)
- **Draft Report**
- **Final Report**
Assessing Impacts – Three Buckets

CEQA, Design and Cushioning

Three routes for assessing impacts of UCSF development:

• **Design Process**: To address building design (including response to DNA design guidelines), landscaping, open space, response to neighborhood character and history, etc.

• **CEQA Process**: To identify and mitigate any significant environmental impacts.

• **Cushioning Process**: To identify and “cushion” impacts of UCSF development projects NOT addressed through design process or CEQA.
Recap of Meeting #1

- DCTF members described desired outcomes in the cushioning process
  - Concerns expressed about project impacts, and a process for ensuring neighborhood retains character with quality of life enhancements
- Reviewed task force organizing framework and planning process
- UCSF provided an overview of university history and context
- Neighbors presented on managing growth in Dogpatch
  - Local retail and community services
  - Streetscape
  - Transit and transportation
  - Safety Improvements
- Discussion of key issues, challenges, and topics to be addressed
Existing Conditions Assessment

Neighbor-Led Walkabout
Recap of Meeting #2

- Report-out/discussion of walkabout and desired outcomes of the process
- Discussion of neighborhood improvement priorities:
  - Neighbor Task Force Member List
    - Transparency
    - Cooperation
    - Integration
    - Opportunistic Design
    - Mitigation
    - Cushioning
- Prior to the next task force meeting, UCSF was asked to provide the neighborhood with responses to the first two items on this list
Recap of Meeting #3

- Presentation of Budget Legislative Analyst’s report (item not on the agenda)
- UCSF response to neighbor requests
  - Transparency
  - Cooperation
- Framework for cushioning opportunities
  - Integration
  - Opportunistic Design
  - Mitigation
  - Cushioning
- Next steps: UCSF to present vision for cushioning opportunities
Key Neighborhood Influences
Other Planning Processes in the Area

City Efforts Underway

- Central Waterfront / Dogpatch Public Realm Plan (SF Planning Department)

- Eastern Neighborhoods Transportation Implementation Planning Study (EN-Trips) (SFMTA)
  - 16th Street / 22-Fillmore Transit Priority Project

- Railyard Alternatives and I-280 Boulevard Feasibility Study (SF Planning Department)

- Southern Bayfront Strategy (Mayor’s Office of Economic and Workforce Development)

- Ferry Service Discussions (Port of San Francisco, Water Emergency Transportation Authority and Mayor’s Office of Economic and Workforce Development)
Cushioning
Create, expand and improve open space and streetscapes
Cushioning
Creative urban solutions
Cushioning

Exploration of ways in which UC constituent services can also benefit neighbors and reduce negative impacts
Dogpatch Community Task Force

This community process is expected to continue through March 2017. Remaining meetings:

- Thursday, January 19, 2017
- Wednesday, February 22, 2017
- Tuesday, March 21, 2017
Dogpatch Community Task Force: Member Update
Needs/Requests Related to UCSF Expansion Into Dogpatch

Neighborhood List – UCSF Response and Community Discussion

Dogpatch & Potrero Hill Neighborhood Working Group
December 7, 2016
October Action Items

- **UCSF**
  - Confirm responses on Item 1 & 2
  - Outline next steps on Items 3-6

- **Community**
  - Presentation & discussion of list items at
    - Dogpatch Neighborhood Association
    - Potrero Boosters
    - Green Benefit District
AGENDA

- Introduction – Bruce
- City Budget Analyst Report - BLA - (10 minutes)
- Transparency & Cooperation – UCSF (15 minutes)
- Design Update – Janet & Julie (15 minutes)
  - Programming & Building Design - Janet
  - Opportunistic Design - Julie
- Mitigation – Corinne, JR and Heidi (25 minutes)
  - Traffic, Open Space and Construction Prep & Dev
- Cushioning – Community Asks (25 minutes)
  - Open Space – Irma and Julie
  - Streetscape – Bruce
  - Community Hub – Katherine
- Next Steps – All
Assumptions
Scope
Impact
Estimated Fees and Taxes for Proposed and Potential UCSF Projects

November 28, 2016

Budget & Legislative Analyst’s Office
### Three Projects Examined

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Address</th>
<th>Use</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minnesota Street Student Housing</td>
<td>566, 590, 600</td>
<td>Student and trainee housing for UCSF</td>
<td>355,230: residential</td>
</tr>
<tr>
<td></td>
<td>Minnesota Street</td>
<td></td>
<td>3,000: retail</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1,850: office</td>
</tr>
<tr>
<td>Child, Teen and Family Center and Department of</td>
<td>2130 3rd Street</td>
<td>Medical and staff offices for use by UCSF</td>
<td>149,112: office</td>
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<tr>
<td>Psychiatry Building</td>
<td></td>
<td></td>
<td>888: retail</td>
</tr>
<tr>
<td>Mariposa Street</td>
<td>777 Mariposa Street</td>
<td>Unknown: either medical offices for rent or student housing for UCSF</td>
<td>200,000: office or residential</td>
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</table>
Estimated Fees and Taxes

- Planning and transportation fees
- Gross receipts tax
- Transfer tax
- Property tax
Planning and Transportation Fees

- The SF Planning Department provided the following fees for each of the projects, as appropriate:
  
  - Eastern Neighborhoods Impact Fee
  - Transportation Sustainability Fee
  - Child Care Impact Fee
  - Jobs-Housing Linkage Fee
Open Space In-Lieu Payment

- The SF Planning Department estimated required open space for new developments.
- Developers must make an in-lieu payment for any open space not provided, with an in-lieu payment rate of:
  - Residential: $327 per sf
  - Non-residential: $76 per sf
- In-lieu payment not calculated because amount of open space provided is unknown for these projects.
Payroll Tax (Not Included)

- 2012: Proposition E gradually replaces the payroll tax with the Gross Receipts tax over a five-year period

- Gross Receipts will be fully phased in by 2018
  - Included in our estimate, but likely underestimated

- Payroll tax fully phased out by 2018
  - Not included in our estimate
Gross Receipts Tax

- Businesses with at least $1 million in annual Gross Receipts must pay a tax; below $1 million in receipts, businesses are exempt
- The tax varies by business type and gross receipts tier

**Calculation**

- Estimated gross receipts based on use, used 2016 tax rates

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<th>Gross Receipts Tax Tier</th>
<th>Tax Rate</th>
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<tr>
<td>$0 - $1,000,000</td>
<td>0.1425%</td>
</tr>
<tr>
<td>$1,000,001 - $5,000,000</td>
<td>0.1425%</td>
</tr>
<tr>
<td>$5,000,001 - $25,000,000</td>
<td>0.1500%</td>
</tr>
<tr>
<td>Over $25,000,000</td>
<td>0.1500%</td>
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<table>
<thead>
<tr>
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<th>Tax Rate</th>
</tr>
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<tbody>
<tr>
<td>$0 - $1,000,000</td>
<td>0.1425%</td>
</tr>
<tr>
<td>$1,000,001 - $2,500,000</td>
<td>0.1425%</td>
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<tr>
<td>$2,500,001 - $25,000,000</td>
<td>0.1500%</td>
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<tr>
<td>Over $25,000,000</td>
<td>0.1500%</td>
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<table>
<thead>
<tr>
<th>Gross Receipts Tax Tier</th>
<th>Tax Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0 - $1,000,000</td>
<td>0.2625%</td>
</tr>
<tr>
<td>$1,000,001 - $2,500,000</td>
<td>0.2750%</td>
</tr>
<tr>
<td>$2,500,001 - $25,000,000</td>
<td>0.3000%</td>
</tr>
<tr>
<td>Over $25,000,000</td>
<td>0.3250%</td>
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</table>
Transfer Tax

- Transaction fee imposed on transfer of land
- Tax rate depends on purchase price
- 2016: Voters approved Proposition W, establishing new transfer tax rates

**Calculation**
- Estimated purchase price for all properties
- Transfer tax rate: $27.50 per $1,000 of purchase price
Property Tax

▪ Not possible to determine actual property taxes that would be assessed to this property

▪ We gathered assessed land and structure values for similar buildings in the neighborhood
  • Residential buildings with similar numbers of units and parcel size
  • Office and medical buildings with similar parcel and building areas

▪ Totaled land and structure values to obtain total assessed value and then multiplied by the property tax rate of 1.18%
### Sample Property Tax Estimate

#### Estimate for student housing at 566, 590 and 600 Minnesota Street

<table>
<thead>
<tr>
<th>Buildings</th>
<th># of Units</th>
<th>Parcel Area</th>
<th>Building Area</th>
<th>Assessed Land Value</th>
<th>Assessed Structure Value</th>
<th>Total Assessed Value</th>
<th>Property Tax Estimate</th>
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</thead>
<tbody>
<tr>
<td>Strata, 1201 4th Street</td>
<td>193</td>
<td>65,340</td>
<td>245,618</td>
<td>$43,616,438</td>
<td>$41,435,615</td>
<td>$85,052,053</td>
<td>$1,002,934</td>
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<tr>
<td>AVA, 55 9th Street</td>
<td>275</td>
<td>35,800</td>
<td>241,907</td>
<td>$15,385,089</td>
<td>$147,285,842</td>
<td>$162,670,931</td>
<td>$1,918,216</td>
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<tr>
<td>MB360, 1200 4th Street</td>
<td>360</td>
<td>78,408</td>
<td>Not listed</td>
<td>$20,710,693</td>
<td>$102,340,000</td>
<td>$123,050,693</td>
<td>$1,451,014</td>
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<tr>
<td>Trinity Corporate Living, 1188 Mission Street</td>
<td>440</td>
<td>14,792</td>
<td>309,000</td>
<td>$50,134,173</td>
<td>$61,275,102</td>
<td>$111,409,275</td>
<td>$1,313,738</td>
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<tr>
<td>The Paramount, 680 Mission Street</td>
<td>486</td>
<td>Not listed</td>
<td>482,781</td>
<td>$15,580,295</td>
<td>$130,035,511</td>
<td>$145,615,806</td>
<td>$1,717,102</td>
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<tr>
<td>NEMA, 1401 Market, 8 10th Street</td>
<td>700</td>
<td>66,383</td>
<td>Not listed</td>
<td>$29,437,462</td>
<td>$141,246,930</td>
<td>$170,684,392</td>
<td>$2,012,710</td>
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<tr>
<td><strong>UCSF Student Housing</strong></td>
<td><strong>610</strong></td>
<td><strong>80,080</strong></td>
<td><strong>360,080</strong></td>
<td><strong>Property tax range: $1,002,934 – $2,012,710; Average: $1,569,286</strong></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

CAG Meeting December 7, 2016
Summary

<table>
<thead>
<tr>
<th>Name</th>
<th>Minnesota Street Housing</th>
<th>CTFC Medical Facility</th>
<th>777 Mariposa Street Medical Offices</th>
<th>777 Mariposa Street Student Housing</th>
<th>Estimated Total</th>
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</thead>
<tbody>
<tr>
<td>One Time</td>
<td>$6,535,587</td>
<td>$4,511,179</td>
<td>$9,776,254</td>
<td>$3,786,140</td>
<td>$14,832,906</td>
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<td>Planning Fees</td>
<td>$5,985,587</td>
<td>$4,236,179</td>
<td>$9,501,254</td>
<td>$3,511,140</td>
<td>$20,823,020</td>
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<td>$550,000</td>
<td>$275,000</td>
<td>$275,000</td>
<td>$275,000</td>
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<td>Ongoing</td>
<td>$1,027,338 – $2,037,114</td>
<td>$493,335 – $989,136</td>
<td>$490,585 – $990,381</td>
<td>$1,011,965 – $1,927,247</td>
<td>$2,532,638</td>
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<td>Property Tax</td>
<td>$1,002,934 - $2,012,710</td>
<td>$472,195 – $971,991</td>
<td>$472,195 - $971,991</td>
<td>$1,002,934 - $1,918,216</td>
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<tr>
<td>Gross Receipts Tax</td>
<td>$24,404</td>
<td>$21,140</td>
<td>$18,390</td>
<td>$9,031</td>
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*High-end estimate assumes 777 Mariposa is medical offices
*Low-end estimate assumes 777 Mariposa is student housing
1. TRANSPARENCY

- Planned use for all 5 UCSF Dogpatch properties
  - Building purpose
  - Occupancy
  - Size
- Schedules for each project
  - Planning & design reviews
  - CEQA
  - Demolition & construction

2. COOPERATION

- No further UCSF intrusion into Dogpatch
- Support for rescinding the 2009 Medical Overlay
- Safer bike routes and pedestrian crossings
- Expand local hire programs
3. DESIGN - Building Design Proposals No.1 Review

UC Student Housing - Minnesota Street

- Over-Programmed for proposed sites
  - Too blocky and overpowering for street
  - Proposing to add floor above 58’ zoning on Indiana
  - Proposing setbacks only at ground level causing overpowering pop-outs along sidewalks

- Suggestions:
  - Re-use existing building at 600 Minnesota St. for indoor recreation, grocery and parking.
  - Lower quantity of units to 500-550 maximum.
  - Put all housing north of 18th St. and use CAL Steam property for half of the housing.
  - Break massing down into more distinctly different buildings with modulation of heights, full setbacks from property line, and more open space.
3. DESIGN - Building Design Proposals No.1 Review

2130 Third St.- Child, Teen & Family Center and Psych. Depart.

- Over-Programmed for proposed site
  - **Massing** – Too monolithic on the 3rd Street facade. Explore upper floor setbacks.
  - **Zero lot line build** – Not appropriate for Dogpatch

- Suggestions:
  - Keep Psych Department on campus, move Child, Teen & Family Center to Cal Steam Site or on to Campus. Spread student housing over to this site.

- General Design Feedback:
  - Setbacks on all facades, underground utilities
  - Add more parking and Pick-up/Drop-off on-site
  - Landscaped setback, continuous line of sidewalk greening with approved pavers in courtesy strip
  - Incorporate roof-top solar power, greening, aesthetically shielded mechanical
  - Avoid Mission Bay or UCSF campus styling

See more details in Letter from Community
3. DESIGN - Building Design

- Respect neighborhood character, ie. reasonable height/bulk of new buildings.
  - Reduce size of student housing from 610 units back to 500-550 units as per original UC verbal proposals to neighborhood which would allow the student housing to fit into existing zoning heights and reasonable building envelopes while still providing a large increase to existing UC housing.
  - Modulate facades and rooflines to minimize bulk and respect neighborhood character.
  - Setback from property edges, add green space at building facades.

- Deliver environmental sustainability excellence in building construction and use (as opposed to mere planning)
3. DESIGN - Urban Design

- Incorporate mid-block pedestrian passages/”living alleys”

- Incorporate pocket parks & plazas
  ○ Provide student/neighborhood-serving public spaces
  ○ Can help break up the long blocks of student housing on Indiana and Minnesota streets

- Provide for sidewalk activation
  ○ Building and ground floor setbacks, transparency, lighting, permeability, greening, retail

- Comply with Vision Zero for neighborhood safety
  ○ Traffic calming via bulb-outs, sidewalk plantings, lighting, crosswalks, speed humps, bike lanes or sharos

- Underground all utilities
3. DESIGN - Opportunistic Design

- Convert 18th Street to a UCSF Development Project – and neighborhood – amenity
  - Enhance and improve the pedestrian walkway on the top of the overpass
  - Enhance and improve the underside at Indiana St.
  - Enhance and improve urban open space within the building project
3. DESIGN – Opportunistic Design

- Improve the safety and appearance of the 18th-Minnesota intersection
  - Pulling back the corners of the buildings along Minnesota on either side of the overpass would open up sight lines at the intersections, increase pedestrian space, and open up the pass throughs alongside the overpass, making them less tunnel-like.
5. CUSHIONING - Open Space

Fund open space acquisition and expansion NOT included in Mitigation

- Acquire and convert land into additional open space, including sites of 1.5 acres or more
  - Purchase soft sites
  - Convert state properties (Caltrans/Caltrain)

- Create opportunities on existing and new sites for all ages
  - Active recreation - tennis, basketball, volleyball, etc.
  - Children’s play areas
  - Community gardens
  - Off-leash dog play areas
  - Walking paths

- Contribute to public realm enhancement
  - Sidewalk greening
  - Pocket parks
  - Plazas
Fund development of a Community-serving space - the Dogpatch Hub - a meeting, education and programmed public facility for students and neighbors

- Restore and renovate the historic police station at 3rd and 20th Streets
- Fund furnishings, finishes and equipment
- Establish a sustaining endowment to fund programs and maintenance in perpetuity
NEXT STEPS

November Action Items

- UCSF
  - UCSF - Action #1
  - UCSF – Action #2
  - Secure measurable steps toward agreement

- Community
  - Secure neighborhood association understanding & next steps of Task Force meetings
  - Secure measurable steps toward agreement
  - Work closely with City, County and State officials
Campus Updates: Dogpatch
UCSF Dogpatch Properties
# Dogpatch Design Review & Community Engagement Process and Schedule

<table>
<thead>
<tr>
<th>Event</th>
<th>Dates</th>
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<tbody>
<tr>
<td>Discussions with Nearby Neighbors</td>
<td>Nov 2015</td>
</tr>
<tr>
<td>Neighbors led Dogpatch Walkabouts</td>
<td>Dec 2015; Jan and Aug 2016</td>
</tr>
<tr>
<td>DNA Design/Development Committee</td>
<td>Jan 2016</td>
</tr>
<tr>
<td>DNA / Boosters DDC Meetings</td>
<td></td>
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<tr>
<td>• Scheduled Meetings</td>
<td>Nov and Dec 2016</td>
</tr>
<tr>
<td>General Community Meetings</td>
<td>Jan and May 2016</td>
</tr>
<tr>
<td>DNA Presentation</td>
<td>Jan 10, 2017</td>
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<tr>
<td>Boosters Presentation</td>
<td>Jan 31, 2017</td>
</tr>
<tr>
<td>Design Presentation at Community Meeting</td>
<td>Feb 7 or 8, 2017</td>
</tr>
</tbody>
</table>

Please note that scheduled meeting dates may change, in which case notification will be provided.

* and Mar 14, 2017 if needed
Minnesota Graduate Student/Trainee Housing and 2130 Third Street

- UCSF design teams for the respective projects are meeting with the DNA/Boosters Design & Development Committee
  - This affords an iterative process in which the design teams and architects can listen and respond to neighbor input
- Discussions are expected to continue with formal presentations of each design proposal to:
  - Dogpatch Neighborhood Association
  - Potrero Boosters Neighborhood Association
Minnesota Housing Design Concepts

Can we connect the courtyards to the outside?

What are the opportunities for the 18th Street Overpass?

How do we engage the growing pedestrian presence on Indiana Street?

How can the community rooms best engage greenspace and the neighborhood?

Where is the best place for retail?

How can we add more greenspace along the street?

How can program and massing promote pedestrian safety?
Minnesota Housing
Sidewalk Activation, Transparency and Security

Currently in proposed building designs:
- Sidewalk activation
- Ground floor setbacks
- Transparency and permeability
- Greening
- Neighborhood-serving retail

Part of cushioning process:
- UCSF will work with city to further Vision Zero goals, which may include:
  - Traffic-calming
  - Sidewalk plans, crosswalks, speed humps
  - Neighborhood Safety: increase street lighting
Minnesota Housing Ideas Under Consideration

SMART GROWTH FOR DOGPATCH  FEATURES OF SUCCESSFUL DEVELOPMENT
UNIVERSITY OF CALIFORNIA SAN FRANCISCO MINNESOTA STREET HOUSING

Setbacks
Planted Sidewalks
Stormwater Management

CONTEXTUAL MASSING
ADAPTIVE REUSE
LIVING ALLEYS & MID-BLOCK PASSAGES
SIDEWALK ACTIVATION
ENVIRONMENTAL STEWARDSHIP
POCKET PARKS & PLAZAS
NEIGHBORHOOD AMENITIES
TRAFFIC CALMING & BIKE SAFETY

CAG Meeting December 7, 2016

16 NOVEMBER 2016 | © KIERANTIMBERLAKE
2130 Third St. Preliminary Design Concept

Atrium and Pedestrian Entrances
- Tennessee Street: Youth Access
- 18th Street: Adult Access
Campus Updates: Mission Bay Upcoming Development
Mission Bay Upcoming Development

1. Block 33 Clinics/Research/Office
   - Approximately 340,000 GSF
   - Ophthalmology clinics, academic and administrative offices

2. Neurosciences Research Building
   - Approximately 270,000 GSF
   - Neuroscience and psychiatry research, clinics, support

3. Precision Cancer Medicine Building
   - Approximately 170,000 GSF
   - Cancer specialty clinics, infusion center, radiation oncology, pharmacy, lab, MRI, linear accelerator and related programs

4. New streets, surface parking

5. Child Care Relocation/Expansion
Mission Bay Upcoming Development

1. Block 33 Clinics/Research/Office
   • Design Sept 2016 – May 2017
   • Community November 7, 2016
   • Construction June 2017 – July 2019
   • Occupancy Mid 2019

2. Neurosciences Research Building
   • Design Aug 2016 – Aug 2017
   • Community February 8, 2017
   • Construction September 2017 – February 2020
   • Occupancy Spring 2020

3. Precision Cancer Medicine Building
   • Design July 2016 – June 2017
   • Community January 11, 2017
   • Construction April 2017 – August 2018
   • Occupancy Spring 2019

5. Child Care Relocation/Expansion
   • Design/Construction Documents December 2016 – Feb 2017
   • Completion Mid 2017
Block 33
16th Street & 3rd Street
Block 33
Illinois Street & Paseo
Landscape Concept

SITE PLAN

LEGEND

A. MAIN PLAZA
B. COFFEE / BIKE STORAGE
C. PASEO - 3RD STREET
D. PASEO - ILLINOIS
Block 33
Third Street

PERSPECTIVE VIEW
3RD STREET
Campus Updates: Mount Sutro
Process Overview/Project Timeline

- January 2016 to January 2017: Convene TAC meetings
- August 2016: Publish draft management plan
- October 15 and 27, 2016: Community meetings
- February 2017: Publish Initial Study for EIR
- February 2017: EIR Scoping Meeting
- Spring 2017: Publish draft EIR
- Spring/Summer 2017: Public hearing on draft EIR
- Summer 2017: Prepare responses to comments
- Summer/Fall 2017: Publish and certify final EIR
- Fall 2017: Begin phased implementation (bird-nesting season from March-August)

Dates are approximate and subject to change.
Hazardous Tree Work

December through February

- Nike Road
- Clarendon
- Medical Center Way
- Trails
Goats at Christopher/Clarendon
Campus Updates: Parnassus
UCSF Projects – Near-Term Activities
Laboratory of Radiobiology – Complete

- Demolition project completed
- In use for construction staging and parking
Medical Research Building 4 (MR4)

• Substantially complete and soon to be used for contractor parking
• Safety guardrails to be installed by January
Clinical Sciences Building (CSB)

• Completing Phase 1 demolition (interior)
• Completing utilities work in Saunders Court
• Bidding Phase 2 renovation
Other Projects

**Health Sciences East and West:** Repair spalling concrete and repair traffic deck coating

- Estimated timeframe of project 4 months, starting in early 2017

**Medical Center Guardrail Project:** Removal and replacement of the vehicle guardrail and temporary barricades along Medical Center Way from the EH&S building to Johnstone Drive.

- Project expected to have a 6-month duration from early 2017 through winter 2017

**5th & Kirkham Traffic Calming:** DPW project (UCSF-funded)

- Estimated to begin in mid to late 2017, for a 3-4 month duration. Schedule is being set by the DPW

Next Community Meeting February 8, 2017
Campus Updates: Workforce Development
Workforce Development Update

- **EXCEL Cycle 11**
  - 16 participants graduated in November 2016.
  - One graduate transitioning into a career position w/UCSF.
  - Two graduates obtained full-time employment with external employer.
  - Six entering temp positions with UCSF after internship completion.

- **EXCEL Cycle 12**
  - 19 participants started skills training in October 2016.
  - Nine residents of BVHP/Visitacion Valley
  - Internships begin January 2017
  - Five new internship host sites
Workforce Development Update

Local Construction Hiring

▪ Challenge

▪ SF’s robust construction climate is placing pressure on the demand for workers

▪ UC’s inability to legally enforce “local hire” places UCSF at a competitive disadvantage.
  – Clinical Sciences Building (Parnassus)
    ▪ November 2014 – October 2016 (Phase I)
      ▪ 15 percent of construction hours performed by SF residents (all contractors)
Workforce Development Update

Local Construction Hiring

- Seeking Solutions
  - UCSF commissioned L. Luster & Associates (LLA) to conduct an assessment of UCSF’s Community Construction Outreach Program (CCOP) to determine the following:
    - What processes and activities have worked well to date?
    - How can the program be improved?
    - What additional steps can the University take to achieve its goal of creating work opportunities for SF residents through its capital improvements projects?
  - UC Medical Center at Mission Bay and Mission Hall served as case studies to evaluate UCSF’s voluntary “local hire” program.
  - Assessment included a mix of quantitative data about local SF participation gathered from project certified payroll reports, and qualitative data gleaned from four interviews conducted with key CCOP stakeholders (project managers, community partners, SF Building & Trades Council)
Workforce Development Update

Local Construction Hiring

- **Key Findings:**
  - SF residents comprised about 19 percent of the total construction workforce.
  - Although the 30 percent participation goal was not achieved, San Francisco residents garnered $25.6 million in wages between October 2012 and December 2014.
  - SF residents performed 32 percent of all apprentice hours.
  - SF’s robust construction climate is placing pressure on the demand for workers.

- **CCOP Stakeholder Recommendations**
  - Invest additional resources in administration to allow UCSF to strengthen its monitoring and compliance efforts.
  - Get prime contractor and subcontractors more fully engaged in CCOP.
  - Build closer relationships with labor and pre-apprenticeship training programs.
  - Expand hiring to include professional services positions and internships.
  - Use UCSF influence and leadership to strengthen the construction pathway for SF residents.
Campus Updates: UCSF Research Building at Zuckerberg San Francisco General Hospital
UCSF at ZSFG

For nearly 150 years, UCSF and the City & County of San Francisco have been partners in public health – conducting some of the most influential medical research in the country – directly benefiting San Franciscans.

Research at ZSFG has changed the practice of medicine worldwide, from the treatment of HIV/AIDS, to advances in trauma surgery, to interventions for pressing public health issues such as Type 2 diabetes, violence, and substance abuse.

The proposed research and academic building complements other modernization efforts at ZSFG. Voters in San Francisco have made public health is a priority: approving nearly $1 billion for construction of the new acute care facility and for seismic and infrastructure improvements at ZSFG. UCSF’s research building would add additional benefit ensuring that ZSFG continues to serve San Franciscans—and the world at large—for years to come.
Objective:
To develop a new research facility to accommodate UCSF research programs and employees.
City Parking Garage Expansion Plan

All decisions relating to the expansion of the garage and transportation demand management (TDM) measures will be made by SFMTA and DPH.

Proposed rendering for the 527 space expansion option studied in the EIR.
## Project History & Anticipated Schedule

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
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<tbody>
<tr>
<td>2013</td>
<td>• February UCSF Community Meeting on proposed UCSF Research Building</td>
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<tr>
<td></td>
<td>• June UCSF Community Meeting on proposed UCSF Research Building</td>
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<tr>
<td></td>
<td>• UCSF implemented interim seismic measures for leased buildings at ZSFG</td>
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<td>2014</td>
<td>• Spring UCSF met with neighborhood groups</td>
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<td></td>
<td>• October 6 UCSF Published Initial Study (including UCSF Research Building and the City’s expansion of the parking garage)</td>
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<tr>
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<td>• October 21 Draft EIR Scoping Meeting</td>
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<td>2015</td>
<td>• March 23 Published Draft EIR</td>
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<td>• April 21 Draft EIR Public Hearing</td>
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<td></td>
<td>• October 25 Published Final EIR</td>
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<td></td>
<td>• November 17 Final EIR Certified by UC Board of Regents</td>
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<tr>
<td></td>
<td>• December 6 Health Commission to Consider Resolution in Support of Ground Lease and Lease Disposition and Development Agreement (LDDA)</td>
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<tr>
<td>2016</td>
<td>• January City to Consider Approval of the Ground Lease &amp; LDDA</td>
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<tr>
<td></td>
<td>• TBD Design Update</td>
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<td></td>
<td>• TBD UC Board of Regents Consideration of Research Building Budget &amp; Design</td>
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<tr>
<td></td>
<td>• TBD Begin Construction</td>
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<tr>
<td>2017</td>
<td>• TBD</td>
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CAG Meeting December 7, 2016
Public Comment

Items on the agenda – 3 minutes per speaker
Next Steps

Photo: Hidden Garden Steps at 16th and Kirkham