Community Advisory Group Meeting

March 6, 2019
Agenda

1. Welcome, Introductions and Agenda Overview
2. Public Comment (Items not on the agenda)
3. CAG Questions and Concerns
4. Brian Newman, Sr. Assoc. Vice Chancellor, UCSF Real Estate; Vice President, UCSF Health
5. Community Construction Outreach Program
6. Mission Bay Development / Dogpatch Updates
7. Dogpatch Cushioning Projects
8. Comprehensive Parnassus Heights Plan Update
9. Campus Updates
   • ZSFG
   • Mount Zion
   • Mount Sutro
10. Public Comment (Items on the agenda)
11. Next Steps and Adjourn
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
Brian Newman: Vision for UCSF Real Estate
Update on UCSF’s Community Construction Outreach Program (CCOP)
## Status of Local Hire at UCSF Projects

<table>
<thead>
<tr>
<th>Current</th>
<th>General Contractor</th>
<th>Project Start</th>
<th>Est. Cost</th>
<th>Projected Completion</th>
<th>Local Hire % (2/28/19)</th>
<th>Number of Local Hires</th>
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<tr>
<td>Clinical Sci. Bldg.</td>
<td>Plant Construction</td>
<td>Feb 2018</td>
<td>$185M</td>
<td>Late 2019</td>
<td>17%</td>
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<td>MN Street Housing</td>
<td>Skanska USA</td>
<td>June 2017</td>
<td>$227M</td>
<td>Spring 2019</td>
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<td>Block 33</td>
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<td>July 2017</td>
<td>$237M</td>
<td>Late 2019</td>
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<td>Weill Neuro. Building</td>
<td>DPR Construction</td>
<td>March 2018</td>
<td>$358M</td>
<td>Spring 2020</td>
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<table>
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<th>Upcoming</th>
<th>General Contractor</th>
<th>Project Start</th>
<th>Est. Cost</th>
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<tr>
<td>UCSF @ ZSFG</td>
<td>Boldt Construction</td>
<td>Late 2019</td>
<td>$180M</td>
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<td>Block 34</td>
<td>TBA</td>
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Mission Bay Development/Dogpatch Updates
Third Street Garage Façade Improvements
Site Plan
Third Street Garage Façade Improvements

East Façade

Project Details
- Estimated Completion: Fall 2019
Third Street Garage Façade Improvements

Façade Detail
Third Street Garage Façade Improvements

South Façade
Third Street Garage Façade Improvements

North Façade
Precision Cancer Medical Building

Rendering – View from Northeast

Project Details

- 180,000 GSF
- Cancer outpatient care
- Estimated Opening: Summer 2019
Center for Vision Neuroscience
Rendering – View from Northwest

Project Details:
- 343,000 GSF
- Ophthalmology clinics, research, administrative space and café
- Estimated Opening: Early 2020
Block 34 – Proposed Garage and Medical Building

- Parking Garage (proposed):
  - 500 spaces
  - Maximum Height: 90'

- Medical Building (proposed):
  - Proton Therapy
  - Ambulatory Surgery Center
  - Multi-specialty Clinics
  - 190,000 GSF
  - Maximum Height: 90'

Center for Vision Neurosciences (under construction)
Joan and Sanford I. Weill Neurosciences Building

Rendering – View from Gene Friend Way

Project Details
- 274,000 GSF
- Neuroscience clinics and research programs
- Estimated Opening: Fall 2020
Dogpatch Current and Upcoming Projects
The Tidelands
Rendering – View from Southwest

Project Details
- 350,800 GSF (excludes parking)
- 595 units
- Graduate student & trainee housing
- Estimated Opening: Summer 2019
Minnesota and 18th Streets
Department of Psychiatry Building and Child Teen and Family Center

Rendering – View from Northeast

Project Details

- 152,000 GSF (excludes parking)
- Outpatient services clinical care, research and training
- Opening: Spring 2021
777 Mariposa Street
Update on Dogpatch Cushioning Projects
Dogpatch Cushioning Projects

UCSF committed $10.55 million to the Dogpatch community for neighborhood improvement projects

- **Esprit Park** ($5 million)
- **Dogpatch Hub** ($4.2 million)
- **22nd Street Stair Connector** ($500,000)
- **Caltrain Gateway** ($250,000)
- **Traffic Signal at 18th & Minnesota Streets** ($600,000)
Caltrain Gateway

UCSF collaborated with SFMTA, Caltrain and Green Benefit District partners on improvements to the Caltrain station on 22nd Street.

Improvements to the 22nd Street Station

- $250,000 UCSF donation to improve the station entrance and plaza to better serve passengers and to upgrade the appearance
- New, larger entrance plaza with improved lighting
- Drought-tolerant plantings in water-retaining bordering gardens
- Designated scooter, motorcycle and secure bike parking
- Wayfinding and placemaking signage

Improvements are expected to be completed by end of March 2019.
Caltrain Gateway Construction
Caltrain Gateway Construction
Comprehensive Parnassus Heights Plan
Re-Envisioning the UCSF Parnassus Campus: Community Engagement Process

REVISED 12/6/18

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<tr>
<th>DISCOVERY</th>
<th>ALTERNATIVES</th>
<th>FUTURE DIRECTION</th>
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<td>COMMUNITY MEETINGS</td>
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<td>On-Line Neighborhood Survey</td>
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<td>Community Outreach</td>
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<td>Summary Memo Parnassus Neighborhood Issues and Opportunities</td>
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<td>REPORTS AND MEMOS</td>
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<td>May 2018</td>
<td>September 2018</td>
<td>March 2019</td>
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Community Working Group Members
UCSF Parnassus Heights Re-Envisioning Process
Community Working Group Members

<table>
<thead>
<tr>
<th>First Name</th>
<th>Last Name</th>
<th>Affiliation</th>
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<tbody>
<tr>
<td>Dennis</td>
<td>Antenore</td>
<td>• UCSF Community Advisory Group Member&lt;br&gt;• Friends of City Planning (President)&lt;br&gt;• Inner Sunset Neighbor</td>
</tr>
<tr>
<td>Charles</td>
<td>Canepa</td>
<td>• UCSF Community Advisory Group Member&lt;br&gt;• Cole Valley Improvement Association (Board member)</td>
</tr>
<tr>
<td>Rupert</td>
<td>Clayton</td>
<td>• Haight Ashbury Neighborhood Council (Chair, Housing and Land Use)&lt;br&gt;• Cole Valley Neighbor</td>
</tr>
<tr>
<td>Michael</td>
<td>Costanzo</td>
<td>• California Academy of Sciences&lt;br&gt;• Sunset Youth Services Board Member</td>
</tr>
<tr>
<td>Craig</td>
<td>Dawson</td>
<td>• UCSF Community Advisory Group Member&lt;br&gt;• Inner Sunset Merchant's Association (Vice President, Communications)</td>
</tr>
<tr>
<td>Martha</td>
<td>Ehrenfeld</td>
<td>• UCSF Community Advisory Group Member&lt;br&gt;• Inner Sunset Park Neighbors (President)</td>
</tr>
<tr>
<td>Barbara</td>
<td>French</td>
<td>• UCSF Strategic Communications &amp; University Relations (Vice Chancellor)</td>
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<tr>
<td>Kevin</td>
<td>Hart</td>
<td>• UCSF Community Advisory Group Member&lt;br&gt;• Inner Sunset Neighbor</td>
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<tr>
<td>Melissa</td>
<td>Higbee</td>
<td>• Office of Resilience and Capital Planning</td>
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<tr>
<td>Andrea</td>
<td>Jadwin</td>
<td>• Inner Sunset GBD Formation Committee&lt;br&gt;• Inner Sunset Neighbor</td>
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<tr>
<td>Sarah</td>
<td>Jones</td>
<td>• SF Municipal Transportation Agency&lt;br&gt;• Inner Sunset Neighbor</td>
</tr>
<tr>
<td>Amy</td>
<td>Kaeser</td>
<td>• Sutro Stewards (Executive Director)</td>
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<tr>
<td>Erica</td>
<td>Kajdasz</td>
<td>• Cole Valley Fair&lt;br&gt;• Cole Valley Neighbor and Business Owner</td>
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<tr>
<td>Beatrice</td>
<td>Laws</td>
<td>• UCSF Community Advisory Group Member&lt;br&gt;• Kezar Advisory Committee&lt;br&gt;• Cole Valley Neighbor</td>
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<tr>
<td>Susan</td>
<td>Maerki</td>
<td>• UCSF Community Advisory Group Member&lt;br&gt;• Inner Sunset Neighbor</td>
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<tr>
<td>Dennis</td>
<td>Minnick</td>
<td>• Sunset Heights Association of Responsible People (SHARP) (President)&lt;br&gt;• Inner Sunset Neighbor</td>
</tr>
<tr>
<td>Al</td>
<td>Rosen</td>
<td>• Inner Sunset Neighbor</td>
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<tr>
<td>Brian</td>
<td>Stokie</td>
<td>• San Francisco Recreation and Parks Department</td>
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<tr>
<td>Joshua</td>
<td>Switzky</td>
<td>• San Francisco Planning Department</td>
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<tr>
<td>Tes</td>
<td>Welborn</td>
<td>• UCSF Community Advisory Group Member&lt;br&gt;• Haight Ashbury Neighborhood Council (Treasurer)</td>
</tr>
<tr>
<td>Lori</td>
<td>Yamauchi</td>
<td>• UCSF Real Estate (Associate Vice Chancellor, Campus Planning)</td>
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Note: Supervisor Brown (D5) and Yee (D7) were invited, and their representatives attended the first meeting.
Community Process
Opportunities for Engagement

- Community Working Group (CWG) Meetings:
  - October 1, 2018
    - Topics: Welcome, CPHP Overview, CWG Framework, Community Survey Results, Working Group Desired Outcomes and Future Possibilities
  - October 24, 2018
    - Topics: Transportation and Mobility, Public Realm and Streetscape
  - December 10, 2018
    - Topics: Campus Amenities and Housing, Big Ideas and Draft Plan Alternatives
  - January 24, 2019
    - Topics: Citywide Planning Overview, Draft Plan Alternatives, Initial Framework for CPHP Community Planning and Design Principles, Design Principles and Emerging Concepts
  - February 27, 2019
    - Summary of Community Ideas, Preferred Alternative
Community Process
Opportunities for Engagement

- Community Survey – August 2018 (1,139 respondents)
- Community Open House – November 26, 2018
- CWG Campus Walking Tour – December 14, 2018
COMMUNITY ENGAGEMENT – WHAT WE HEARD

● Open space and green space throughout campus
● Connect campus to other open spaces within the district
● A more unified, welcoming, and vibrant appearance
● Improved amenities, programs and retail options
● Community health and wellness, consider establishing wellness center/clinic
● Improved parking solutions and better traffic management/flow
● Multi-modal connections, TDM, pedestrian safety and congestion mitigation
● Be a leader - think creatively about housing
COMPREHENSIVE PARNASSUS HEIGHTS PLAN

PREFERRED ALTERNATIVE
Boundary area considered for the Comprehensive Parnassus Heights Plan (CPHP)
SIX BIG IDEAS

1. Create the campus heart
   Can the CPHP generate a campus heart that sparks conversations, collaboration and engagement? Can it be the next postcard destination and further the sense of pride at UCSF?

2. Form complementary districts
   A series of planned building projects will redefine long-term campus relationships. How can the CPHP organize its functions, while providing opportunities for convergence of the missions?

3. Emphasize connections for convergence
   A series of concourses will offer multi-purpose, cross-disciplinary spaces, to respond to the need for improved wayfinding, collaboration and social gathering.

4. Park to Peak – A vertical campus
   Can UCSF introduce long and short-term design interventions that take advantage of topography? Can these connections improve the public perception of UCSF as a place?

5. Parnassus Ave. is the campus main street
   Can the street be designed for a comfortable pedestrian experience while allowing for local access? Can the CPHP rethink how and where people park?

6. Irving St. connects to the community
   Can UCSF better welcome visitors, patients and the public into the campus? Can improved access to the neighborhood help support local businesses?
SIX BIG IDEAS

- PARK TO PEAK: A vertical campus
- IRVING ST. connects to the community
- CONSOLIDATED CAMPUS DISTRICTS
- PARNASSUS AVE. is the campus main street
- Create the CAMPUS HEART
- CONNECTIONS FOR CONVERGENCE
UCSF’S PERSPECTIVE ON SHAPING THE PLAN

• A range of solutions is possible – UCSF is seeking flexibility to be responsive to changing and unknown conditions

• Building conditions are still under study, results in March
  • Preferred Alternative assumes that some larger buildings on campus may be replaced

• Parnassus Heights continues to be the seat of the four professional schools and the Graduate Division, prioritizes improving the patient experience and improving select areas of advanced research

• “What We Heard” UCSF project priorities:
  • Enhance patient and visitor experience
  • Contemporize research space
  • Be bold! Engage philanthropic community
Assumption for Preferred Alternative: Existing programs in buildings to be demolished would remain on campus.
CAMPUS DESIGN | Overall Site Design

**Academic + Research Commons**
Create convergence between research, education and clinical uses; design new connections; create the campus heart.

**West Side**
Extend the campus. Include new park-to-peak connections and access routes. Explore options for housing and research programs.

**North Side Gateway**
Orient patients and visitors with improved arrival and strategically locate programs to integrate with the neighborhood (learning, wellness, food, hospitality).

**Clinical East End**
Focus clinical activities, improve wayfinding, access and logistics.

**Service Corridor**
Improve functionality, emergency access, long-term resilience, service and distribution.

**Aldea**
Update and increase housing stock to better meet student and trainee housing demand.
CAMPUS DESIGN | Topography and Scale

- Propose a new campus image with Millberry Garage and MSB façade reskinning
- Position taller buildings to rear along the hillside
- Maintain visual connection to Mount Sutro by preserving building sites and scale
CAMPUS DESIGN | Welcoming Environment

- Make public access areas more comprehensible
- Improve sightlines, clarify reception areas with generous lobbies
- Strategically locate active uses to ground floor spaces (retail, food services, event spaces)
PUBLIC REALM | Enhance Arrival at Irving Street, Connecting to Parnassus Avenue

**Map Details:**
- **MILLBERRY GARAGE**
- **LIBRARY**
- **IMPROVE GRADE CROSSING**
- **EXPRESS ELEVATOR/ESCALATORS**
- **GENEROUS WELCOME LOBBY + ATRIUM**
- **EXPLORE GRADE SEPARATED CROSSING**

**Key Points:**
- To Irving & Muni N-Judah
- To Improved Terrace
- To Millberry Programs
- To Ambulatory Care
- Patients, service, staff to Hospital

**Locations:**
- IRVING ST.
- MILLBERRY
- PARNASSUS
- LIBRARY
- Moffitt
PUBLIC REALM | Arrival at Irving Street, Connecting to Parnassus Avenue

- Explore opportunities: street facing program
- Indoor/Outdoor gathering area: food service
- Explore programs: patient, family, integrated wellness, learning
- Partner for Muni improvements
- Expanded loading
- Sidewalk improvements
- Renew facades
- Wayfinding “express” connection to Parnassus

UCSF Ambulatory Care Center

Moffitt

LIBRARY

MILLBERRY GARAGE

EXPLORE PROGRAMS (CLINICAL SUPPORT, RESEARCH LEARNING)
PUBLIC REALM | Arrival at Irving Street

- Reskinned garage facades
- Welcoming entrance for improved wayfinding
- Better transit integration
- Increased drop-off opportunities with better curb space
PUBLIC REALM | Millberry Garage Roof Today

Food court blocks views to Parnassus Ave.

Opportunity for views and gathering space currently used for parking
PUBLIC REALM | Potential Millberry Terrace

- MSB “front door”
- Improved connection to Parnassus Ave.
- Transparent ground levels with retail
- Indoor/outdoor gathering spaces with views
Difficult to discern campus arrival

4-story building scale

Faculty housing, historic homes

PARNASSUS AVE

5th AVE.
PUBLIC REALM | Potential Arrival at 5th and Parnassus

- Western arrival at Parnassus Avenue and 5th Avenue
- Enhance street presence, create a “comprehensible campus”
PUBLIC REALM | 5th and Kirkham Today
Opportunity for taller buildings along the hillside

Opportunity for new, expanded child care

Opportunity for housing
MULTI-MODAL MOBILITY | Access Improvements

- Renew option for 4th Avenue to serve west campus
- Address need to expand passenger drop-off and ride hail
- Implement the Parnassus Avenue Streetscape Plan

Locations for additional drop-off areas and the impact on circulation is under study. A “future of mobility” assessment helps future-proof solutions.
MULTI-MODAL MOBILITY | Logistics, Delivery, Fire Access

- Upgrade emergency access
- Modernize delivery systems
- Expand existing capacity at docks in coordination with future buildings
- Support resilience and sustainability goals with infrastructure and utility upgrades
- Long-term plan for new pedestrian park-to-peak link
- Future service/delivery route with connection into new 4th Avenue
MULTI-MODAL MOBILITY | Pedestrian and Patient Safety

- Improve access between acute care and ambulatory care to avoid unnecessary vehicle trips and need to cross Parnassus Avenue
- Improve patient and visitor safety
- Support research and clinical collaborations for UCSF workforce
- Clarify path from visitor arrival to hospital entry
- Support resilience and sustainability goals with Utility Loop completion

Unified lobby extends from Irving St. to Parnassus Ave.
Back-of-house logistics link
Bridge/tunnel across Parnassus Ave.
CONNECTION WITH NATURE | Park to Peak

- Improve access to Mount Sutro Open Space Reserve with new Sunset Trail (Park to Peak)
- Create clear routes through campus
- Bring Mount Sutro into campus with landscape and outdoor terraces
NATURE CONNECTIVITY | Park to Peak

- Extend Saunders Court towards the west
- Potential for new park on the west side of campus

Opportunity to expand Saunders Ct.

New open space at Millberry Terrace

Westside connections to Mount Sutro
**CONNECTION WITH NATURE | Design for Climate**

- Design indoor/outdoor spaces that are usable year-round and protect visitors from weather elements
- Strategically locate campus public space to enhance views and comfort
- Account for site challenges (prevailing winds, topography, fog) and site opportunities (views, exposure, nature proximity)
Explore housing expansion in coordination with planned new housing projects

- Residential city zoning
  - Sites under study for patient family hotel

- Housing to remain

- Explore opportunity for student housing and/or multifamily on west side

- Explore increasing capacity at Aldea to better meet 2025 student/trainee demand
1. Hospitality lounge space within new hospital
2. Front door to outpatient services, lounge and marketplace
3. Wellness: outdoor spaces, healthy food, physical therapy, gym
4. Community-facing program spaces—allow for teaching, learning and seminar support spaces
5. Collaboration and convening on-campus
Campus Updates
ZSFG Research and Academic Building

UCSF selected The Boldt Company to lead the design-build team. The project architect is Skidmore, Owings & Merrill LLP (SOM).
ZSFG Research Building Timeline & Project Schedule

Project schedule
This graphic provides a broad overview of the project phases and how they overlap.

Finalize Ground Lease
Programming
Select Design-Build Team
Design
Roadway Construction
Building Construction
Site Logistics Planning and Coordination

Move in
ZSFG Research Building Approvals Process

San Francisco Arts Commission Civic Design Review
Commission Vote: Exterior Design

San Francisco Historic Preservation Commission
Presentation: Exterior Design

San Francisco Health Commission
Presentation: Exterior Design

ZSFG Quarterly Community Meeting
March 20, 2019; June 2019
Introduction to Project Team; Exterior Design

Potrero Boosters Neighborhood Association
Presentation: Exterior Design

San Francisco Board of Supervisors Budget Committee
Committee Vote: Parking Relief Plan / Transportation Management Program

San Francisco Board of Supervisors
Full Board Vote: Parking Relief Plan / Transportation Management Program

UC Regents
Vote: Design, Budget, and Financing
UCSF received an apartment building near our Mount Zion campus from an anonymous donor. The current market-rate tenants received relocation assistance and the building will undergo seismic improvements. The building will house junior faculty members at below-market rates.

UCSF plans to host a community meeting in April to provide information about the upcoming construction.
Mount Sutro
Management Plan Implementation

UCSF began Phase 1 of the vegetation management plan in January. The work included removing dead and dying trees in two targeted areas, clearing understory, and preparing the areas for replanting.

During the process of removing dead and dying trees, the understory was reduced in areas around the East Ridge Trail and Clarendon Trail. Hazardous tree removal and pruning were largely concentrated around the trail areas.

These areas will be re-planted with young and vigorous trees to regenerate the tree canopy.
Mount Sutro
Hazardous Tree Work

Every year, UCSF contracts with a consulting arborist to identify dead and dying trees that pose a risk to life or property and to remove or prune the hazardous trees. Starting the week of January 14, UCSF began hazardous tree removal and pruning near trails. The work largely concentrated around the Farnsworth Trail, Clarendon Trail, and Woodland Canyon areas.

Tree removal will not occur during bird-nesting season. Brushing around newly planted trees will continue during bird-nesting season.
Mount Sutro
Fire Hazard Abatement

In 2013, the San Francisco Fire Department performed an independent assessment and determined that UCSF needed to maintain a 100-foot fire defensible space zone around structures within and bordering the Mount Sutro Open Space Reserve, including neighboring homes on Edgewood Avenue, Christopher Drive and Crestmont Drive.

UCSF performs annual fire hazard abatement work. In January and February of 2019, goats were brought into the Reserve to graze at the South Ridge Trail and Surge/Woods parking lots to help clear vegetation and maintain defensible space.
Public Comment

Items on the agenda – 3 minutes per speaker
Next Steps

Photo: Stairway approaching Aldea Housing