Community Meeting:
Proposed Child, Teen & Family Center and Dept. of Psychiatry Building at 2130 Third Street

May 5, 2016
Agenda

1. Welcome, Introductions and Agenda Overview
2. Child, Teen & Family Center and Department of Psychiatry Building
   - Program Description
3. Developer Team Introductions
4. Community Process and Project Timeline
5. Summary of Community Feedback
6. Community Discussion
7. CEQA Environmental Review Process
8. Community Discussion
Child, Teen and Family Center and Department of Psychiatry Building
Welcome to the STAR Center

If you have any questions about the STAR (Service, Training, Advocacy, Research) Center for Autism and Neurodevelopmental Disorders or 2430 Third St. Child Teen & Family Center Community Meeting

http://psych.ucsf.edu
UCSF Child Teen and Family Center

- One-stop care for children, adolescents and their families, integrating mental and physical health at UCSF
- Full array of services—from autism to eating disorders, attention and learning problems, depression and anxiety, early psychosis, obsessive compulsive disorders
- State-of-the-art, multi-disciplinary team-based care combined with cutting edge clinical research
- Attacking the stigma associated with having mental and behavioral problems
UCSF Child Teen and Family Center

- Focusing on prevention and treatment
- Housing pediatric divisions of Adolescent Medicine and Developmental Medicine
- Collaborating with community-based organizations to develop, identify and disseminate best practices
  - Trauma training with Department of Public Health
  - On-site psych. consultation to Center for Youth Wellness
  - On-site psych. consultation to Child Advocacy Center
  - Distinguished Visiting Lecture Series, bringing national and international leaders to UCSF nine times a year.
  - Annual training in trauma-informed practice and child-parent psychotherapy
Building Programs

- The project will be a clinic and academic office building
  - Child, Teen and Family Center
  - Department of Psychiatry offices
  - Convening space and retail
- The building will *not* be constructed to a standard to accommodate inpatient care
- Inpatient services will remain at Parnassus
UCSF Child Teen and Family Center

- Mental illness affects one in four adults
- Mental illness affects one in five children
- Unfortunately, most people who need care have difficulty accessing mental health services
- UCSF can move the needle on this issue at 2130 Third Street through research, treatment and the education and training of our clinical partners
Developer Team Introductions
SKS Partners, LLC and Prado Group, Inc.

Developer Selection Process

- UCSF launched a “Request for Offers” process in September 2015

- We received responses from developers interested in ground-leasing the 2130 Third Street site: that is, to design, construct and operate a facility that would be leased to UCSF

- SKS Partners and Prado Group, Inc., are each privately held real estate development and investment management companies and are partnering as “the developer” on this project
  - The developer is based in San Francisco
  - The developer has extensive experience working with San Francisco neighbors to integrate community into their buildings designs
SKS Partners, LLC and Prado Group, Inc.

38 Dolores Street (Prado)

1266 9th Avenue (Prado)
The Proposed Building

- Up to 150,000 gross square feet (excluding parking)
- Proposed use is allowed under the Central Waterfront Plan’s zoning overlay in Dogpatch
- Project plans to conform to city zoning for height/bulk for the site
- Building will range from three-five stories in height as allowed in the height/bulk districts
UC is not subject to local planning and land use controls but strives to acknowledge and respond to local zoning and height and bulk limitations to the extent possible.
Community Process & Project Timeline
Estimated Project Timeline

- CEQA Environmental Review process  May – Nov 2016
  - Initial Study Scoping Meeting  June 9, 2016
  - DEIR Public Hearing  Sept 2016
  - EIR Certification  Dec 2016

- Design process  May – Jan
  - Schematic design community input  May – Sept
  - Design development community input  Oct – Jan

- Start construction  Spring 2017
- Complete construction  Spring 2019
- Occupancy  Spring 2019
Community Consultation

- Over the coming months, UCSF will engage the Dogpatch community in multiple forums
  - Host neighbors at ongoing UCSF community meetings
  - Meet with the Dogpatch Neighborhood Association (DNA)
    - Design and Development Subcommittee
    - General membership
- We will also present the project to the Potrero Boosters Neighborhood Association
Summary of Community Feedback
Initial Neighbor Feedback

- The design should contribute architectural value to the neighborhood and not look like a Mission Bay campus building.
- Design should be sensitive to Dogpatch’s unique historic character.
- The project should be sustainable and “green”.
- Vacant land on campus seems better suited for clinics.
- Traffic and parking management are very important.
  - Community should know the amount of parking to be provided.
  - UCSF should facilitate transit solutions that benefit the community while addressing project needs.
- Neighbors should be informed of the plan for offsetting project impacts.
- Additional feedback?
Community Discussion
CEQA Environmental Review Process
Environmental Review

California Environmental Quality Act or CEQA

- **Purposes of CEQA are to:**
  - Inform decision-makers and the public about potential significant environmental effects of proposed project
  - Identify ways to avoid or reduce significant impacts by requiring feasible mitigation measures or by identifying alternatives

- University of California is the CEQA “Lead Agency” and is responsible for preparing the CEQA document

- UCSF will be preparing an Environmental Impact Report, or “EIR”
## Community Process on the EIR

<table>
<thead>
<tr>
<th>Document/Process</th>
<th>Anticipated Timing</th>
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<tbody>
<tr>
<td>Initial Study Publication</td>
<td>Anticipated May 23, 2016</td>
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<tr>
<td>Public comment period</td>
<td>30 days (May 23 – June 22, 2016)</td>
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<tr>
<td>EIR Scoping Meeting</td>
<td>June 9</td>
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<tr>
<td>Environmental Impact Report (EIR)</td>
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<tr>
<td>Publish Draft EIR</td>
<td>Anticipated mid-August 2016</td>
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<tr>
<td>Public comment period</td>
<td>45 days</td>
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<tr>
<td>Public hearing</td>
<td>September</td>
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<tr>
<td>EIR Certification</td>
<td>Anticipated late December</td>
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Topics anticipated to be analyzed in the EIR

- Aesthetics
- Air Quality
- Cultural Resources
- Greenhouse Gas Emissions
- Hydrology/Water Quality
- Land Use and Planning
- Noise
- Transportation and Traffic
- Utilities, including Energy
Initial Study

- The Initial Study will identify the scope and content of the environmental information that will be included in the Draft EIR.
- The Initial Study is anticipated to be available online as of May 23, 2016 at http://campusplanning.ucsf.edu/
- If you want a paper copy of the Initial Study, call 415.476.2911.
- To give written feedback on the Initial Study, please email EIR@planning.ucsf.edu or submit a written comment to:
  
  Tammy Chan  
  UCSF Campus Planning  
  Box 0286, San Francisco, CA 94143

  *Please submit written feedback by June 22, 2016*

NOTE: Draft EIR is expected to be published in mid-August 2016.
Community Discussion