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.
Agenda

I. Welcome and Introductions
II. Agenda Overview
III. Recap of Meeting #1
IV. Report-Out / Discussion of Walkabout
   Desired Outcomes of this Process
V. Public Comment
VI. Discussion of Neighborhood Improvement Priorities:
   Neighbor Task Force Member List
VII. Public Comment
VIII. Review of Task Force Schedule and Next Steps
Recap – DCTF Meeting #1

I. 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

II. Reviewed task force organizing framework and planning process

III. UCSF provided an overview of university history and context

IV. Neighbors presented on managing growth in Dogpatch
   - Need local retail and community services; and streetscape, transit, transportation and safety improvements

V. Discussion of key issues, challenges and topics to be addressed

VI. Public Comment
UCSF Mission Bay
UCSF Dogpatch Neighborhood Planning Process

PHASE I: Goals, Issues, Opportunities
- Task Force Community Meeting 1 (September 29, 2016)
- Walkabout (October 13, 2016)

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)
- Task Force Community Meeting 4 (January 19, 2017)
- Phase II Summary Memo
- Draft Report

Dogpatch Neighborhood Existing Conditions Assessment

Recommended Cushioning Actions

September 2016 October November December January 2017 February March
Walkabout Reports & Discussion
Site 1: Esprit Park
Sites 2 and 3: Indiana/18th Intersection (underneath overpass), Indiana Street
Sites 4 and 5: Mariposa/Indiana Intersection, Mariposa Park
Site 6: Mariposa/Minnesota Intersection
Sites 7, 8, 9: Calsteam Building, Minnesota Street Graduate Student and Trainee Housing Site and Minnesota/18th St Intersection
Sites 10 and 11: Tennessee/18th Street Intersection, Tennessee
Site 12: Old 3rd St. Police Station
Site 13: Woods Yard Park
Site 14: Angel Alley
End: Smokestack Magnolia
Desired Outcomes of This Process

Big Picture

- Maintain small, intimate neighborhood scale
- Enhance bike and pedestrian safety and overall connectivity
- Integrate old and new building styles
- Address cumulative impacts
- Raise the bar on quality
- Preserve spaces for small scale businesses
- Formalize agreements reached
- Create community space
Desired Outcomes of This Process

Parks and Open Space

- Expand amenities for dogs
- Create more active recreation space for young adults
- Improve spaces to be more kid-friendly
- Build on what’s currently working! – Esprit Park, Woods Yard Park
- Improve intersections directly around parks for safe pedestrian access
Desired Outcomes of This Process

Streetscape Infrastructure and Safety

- Create cut throughs to divide long blocks at strategic locations
  - Desired cut through: Between Calsteam and Minnesota Street Graduate Student and Trainee Housing Site
  - Support the 22nd St. Streetscape project
- Improve streetscapes with traffic calming features and dark sky lighting to increase pedestrian safety
- Enhance overall pedestrian safety, particularly at crosswalks
- Improve streetscapes to anticipate a changing population and accommodate growth
Desired Outcomes of This Process

Transportation, transit and parking

- Update transit options to be more effective and anticipate growth in the Dogpatch neighborhood
- Address parking needs of residents
- Encourage the T line to run more frequently and reliably
- Improve and expand infrastructure
Desired Outcomes of This Process

Local services and retail

- Attract large-scale grocery store to Dogpatch
- Maintain space for small-scale retailers
- Preserve Dogpatch as a walkable neighborhood -- need mechanism for attracting neighborhood serving retail uses (bank, cleaners, shoe cobbler, etc.)
Desired Outcomes of This Process

Community Facilities

- Create a community space
  - Potential location: Old 3rd street Police Station (City-owned)
  - The community space should provide resources for education, collaboration and shared services
Desired Outcomes of This Process

Cultural Resources and Neighborhood Identity

- Preserve existing historical resources
- Maintain a diversity of architectural styles
- Ensure the scale of new buildings is context-sensitive
- Require new buildings to subscribe to DNA Design Guidelines
- Incorporate setbacks and stepbacks in all new building designs
- Create a transition zone between UCSF and the Dogpatch Neighborhood
- Encourage quaint and intimate spaces in the neighborhood
Desired Outcomes of This Process

Other

- UCSF can exert influences on behalf of the Dogpatch Neighborhood
- Overcome mistrust
- Address the Calsteam building, as it is a big unknown
- Work with UCSF to attract top tier research talent
- Gather more information on the types of students that will be living in the Dogpatch to better understand impacts
Public Comment
Items on the agenda – 3 minutes per speaker
Discussion of Neighborhood Improvement Priorities:
- Neighbor Task Force Member List
Dogpatch

What do Dogpatch neighbors want from UCSF?
Neighborhood List
• Introduction
• Transparency - Bruce Huie
• Cooperation - Bruce Huie & Tony Kelly
• Integration - Heidi Dunkelgod
  • Programming
  • Building Design
• Opportunistic Design - Julie Christensen
• Mitigation - JR Eppler
  • Traffic
  • Open Space
• Cushioning - Katherine Doumani
• Next Steps
• Planned use for all 5 UCSF Dogpatch properties, including building purpose; occupancy; size
• Schedules for each project including
  • CEQA and other approvals
  • Demolition and construction schedules

Transparency
• Guarantees of no further UCSF intrusion into Dogpatch
• Rescind the medical overlay created in the 2009 Eastern Neighborhoods Plan
• Improve public transportation - in the Mission Bay/Dogpatch area and between Parnassus and Mission Bay
• Provide new and safer bike routes and crossings
• Expand local hire efforts, including non-construction jobs

Cooperation
• Reasonable height and bulk
  • 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 reasonable building envelopes while still providing a large increase to existing UC housing.
  • Modulate facades and roofline to minimize bulk
• Explore adaptive Re-Use of 600 Minnesota St.

Integration – Programming
- Mid-block pedestrian passages
- Living Alleys
- Pocket parks & plaza
  - Provide neighborhood-serving public spaces
  - For student housing, break up the long Indiana and Minnesota blocks

- Sidewalk activation
  - Ground floor setbacks, transparency and permeability, greening, retail
- Vision Zero compliance
  - Traffic calming via bulb-outs, sidewalk plans, crosswalks, speed humps
- Neighborhood safety
  - Expand municipal lighting
- Environmental Sustainability

Integration – Building Design
Public Realm Norms for Dogpatch High Density Developments
The New Normal = growth, change, care, x urban planning innovation
Aim:
A complete neighborhood within an historic context
Adaptive reuse
Mid-block pedestrian passages
SF Planning
Living Alley program
Sidewalk activation
Traffic calming and the Vision-Zero program
Phase III sees the complete implementation of permeable bulb-outs along the street along with expanded permanent sidewalk parklets. Mature tree growth will absorb carbon and provide traffic-calming along 22nd Street. Parking aisles will be replaced with permeable paving that will reduce urban runoff.
**Conceptual Design**
By PUBLIC WORKS DESIGN TEAM

*An additional $600,000 will come from the Public Works Paving Program budget. This includes paving from Illinois Street to Pennsylvania Ave with the exception of the Caltrain bridge.*

Legend:
- New Sidewalks
- New Paving
- Relocated Catch Basin & Gutter
- New Curb Ramps
- New Continental Crosswalks
- New Special Treatment between Continentals
- New Bicycle Sharrow Striping
- New Bike Rack
- Pedestrian Lighting
- New Trash Receptacle
- New Benches

STREETSCAPE TOTAL: $3,000,000

[San Francisco Planning website link] sf-planning.org/CentralWaterfrontPRP
Pocket parks and plazas
Expanded municipal lighting
Environmental Sustainability
PROJECT BACKGROUND

This bulbout and bioretention planter is designed to reduce stormwater runoff by accepting rainwater from the roof of the corner building and channeling it to the planting area. The 900 sf roof collects approximately 11,782 gallons of water annually, which previously went into the sewer system. The planter is designed with soils that will absorb the water and the plantings are native and drought tolerant. This project was funded through the SF Public Utilities Commission urban watershed stewardship grant program.
Thank you!

Heidi Dunkelgod
dunkelgod@gmail.com
• Include neighborhood-serving business (groceries, etc.) at ground level of student housing plus associated parking
• Convert 18th Street to a project – and neighborhood - amenity
  • Use of the underside at Indiana as public open space
  • Enhancements to pedestrian and bike travel on the overpass
  • Considerations in building and street design that make the 18th and Minnesota intersection safer.
• Plan holistically for Minnesota and Indiana including pedestrian safety, lighting and greening

Opportunistic Design
• Minimize the impact of UCSF student, employee and patient operations on the neighbors (e.g. parking, rideshare services, etc.)

• Improve pedestrian and bike crossings at 16th, Mariposa, 3rd

• Calm traffic on residential streets surrounding the UCSF projects - Minnesota, Indiana, Tennessee - bulb-outs, traffic circles, chicanes, etc.

• Address connectivity and safety issues district-wide – 25th Street, for example

Mitigation - Traffic
• Fund general Esprit Park improvements
• Contribute annual assessment fees for all UCSF Dogpatch properties to the Green Benefit District
• Alter student housing staging plans to utilize on-site and Indiana locations and access and to reduce impacts on Minnesota Street residences.

• Create and publish plans with extra precautions for demolition of a lab-tested contaminated building across from Minnesota homes with infants and toddlers.
• Create, expand and improve public open space, including
  • Woods Yard - general park improvements
  • Added open space, especially for active recreation (tennis, basketball, volleyball, etc.)
  • Other open space opportunities
• Financial support for the HUB, a community meeting, education and programmed space
  • Capital investment in the renovation of the historic police station at 3rd and 20th Streets
  • Funding for the furniture, finishes and equipment
  • A sustaining endowment to help fund programs and maintenance

Cushioning
• Exploration of ways in which UC constituent services can also benefit neighbors and reduce negative impacts
  
  • For example: A communal “pick-up, drop-off center” an off-street loading and unloading for receipt of packages and other deliveries and for rideshare, perhaps with other services like dry cleaning, sandwiches, etc. could both centralize needed services and reduce congestion
• Homework Assignments
  • UCSF
    • Confirm responses on Item 1 and 2
    • Confirm next steps on Items 3 - 6
  • DNA & Potrero Boosters Members
    • Presentation & discussion of list items at November member meeting
    • Secure next steps with neighborhood associations

Next Steps
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Thank You
Public Comment
Items on the agenda – 3 minutes per speaker
Next Steps
Join Us

All task force meetings will be held at UCSF Mission Bay, Genentech Hall, Room N-114, beginning at 6:30 pm on the following dates:

- **Thursday, September 29, 2016**
- **Thursday, October 13, 2016**
- **Monday, October 24, 2016**
- **Monday, November 28, 2016**
- **Wednesday, February 22, 2017**
- **Tuesday, March 21, 2017**
- **Thursday, January 19, 2017**