Agenda

I. Welcome and Introductions
II. Agenda Overview and Recap of Meeting #2
III. UCSF Response to Neighbor Request for Transparency and Cooperation:
   A. Transparency
   B. Cooperation
IV. UCSF’s Framework for Cushioning Opportunities:
   C. Integration
   D. Opportunistic Design
   E. Mitigation
   F. Cushioning
V. Facilitated Discussion and Public Comment
VI. Neighbor Presentation
VII. Facilitated Discussion and Public Comment
VIII. Review of Task Force Schedule and Next Steps
Recap of Meeting #2
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
UCSF Response to Neighbor Request for Transparency
**Transparency**

**ASK**: For all recent UCSF Dogpatch acquisitions, describe building purpose, occupancy and size. Include CEQA and other approvals, demolition and construction schedules.

**UCSF ACTION:**

- **UCSF/Dogpatch Meeting Schedule 2016-2017**
  - Lists the public meetings for each project along with CAG and Mission Bay project meetings.

- **UCSF/Dogpatch Property Matrix**
  - Describes proposed use, development characteristics and schedule information for each Dogpatch project.
# UCSF/DOGPATCH DETAILED MEETING SCHEDULE 2016-2017

<table>
<thead>
<tr>
<th>Previous Meetings</th>
<th>November</th>
<th>December</th>
<th>January</th>
<th>February</th>
<th>March</th>
<th>May</th>
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</thead>
<tbody>
<tr>
<td><strong>Minnesota Housing (566/590, 600)</strong></td>
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<tr>
<td>11.15 Discussions with Nearby Neighbors</td>
<td>11.16</td>
<td>Wednesday 11.16 11.16 DNA / Boosters DDC Meeting #1 - MN Housing Design Review</td>
<td>Monday 12.5.16 DNA / Boosters DDC Meeting #2 - MN Housing Design Review</td>
<td>Monday 1.9.17 MN Housing presentation by DNA at member meeting (if needed)</td>
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<tr>
<td>12.15, 11.6, 8.16 Neighbors led Dogpatch Walkabouts</td>
<td>1.16, 4.16</td>
<td>DNA / Design/Development Committee</td>
<td>Friday 12.16.16 Formal comments due from DNA / Boosters DDC regarding MN Housing</td>
<td>Tuesday 1.17.17 DNA / Boosters DDC Meeting #3 - MN Housing Design Review</td>
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<tr>
<td>2.16, 3.16</td>
<td>General Community Meetings</td>
<td>2.16, 3.16</td>
<td>Monday 2.6.17 MN Housing EIR Public Hearing UCSF Medical Center Mission Bay Auditorium</td>
<td>Tuesday 1.20.17 MN Housing Design Presentation UCSF Medical Center Mission Bay Auditorium</td>
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<tr>
<td><strong>2130 Third St.</strong></td>
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<tr>
<td>11.15 Discussions with Nearby Neighbors</td>
<td>12.15, 11.6, 8.16</td>
<td>Neighbors led Dogpatch Walkabouts</td>
<td>Tuesday 11.22.16 Publish 2130 3rd St DEIR</td>
<td>Tuesday 1.6.17 2130 3rd St DEIR Public comment period closes</td>
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<tr>
<td>1.16 DNA / Design/Development Committee</td>
<td>1.16, 5.16</td>
<td>General Community Meetings</td>
<td>Monday 12.6.16 2130 3rd St Preliminary Design Presentation</td>
<td>HOLD 2.7-2.8.17 2130 3rd St Community Meeting Design Presentation</td>
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<tr>
<td><strong>DCTF and CAG Meetings</strong></td>
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<tr>
<td>Thursday 9.29.16 DCTF Meeting #1</td>
<td>Monday 11.28.16 DCTF Meeting #3</td>
<td>Wednesday 12.7.16 UCSF CAG Meeting</td>
<td>Thursday 1.19.17 DCTF Meeting #4</td>
<td>Wednesday 2.22.17 DCTF Meeting #5</td>
<td>Tuesday 3.21.17 DCTF Meeting #6 [final meeting]</td>
<td>Wednesday 3.7.17 UCSF CAG Meeting</td>
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<td>Monday 10.24.16 DCTF Meeting #2</td>
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<tr>
<td><strong>Mission Bay</strong></td>
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</tr>
<tr>
<td>11.7.16 Block 3B Community Meeting Design Presentation at Rock Hall</td>
<td>Wednesday 1.11.17 PCMRC Community Meeting Design Presentation UCSF Medical Center Mission Bay Auditorium</td>
<td>Wednesday 2.8.16 Block 3A Neurosciences Building Community Meeting Design Presentation Genentech Hall #114</td>
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</tr>
</tbody>
</table>

Please note that these dates are subject to change.
<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Proposed Development Characteristics</th>
<th>Schedule Overview</th>
</tr>
</thead>
</table>
| Minnesota Housing (566/590, 600)                                          | **Square footage:** 390,000 gsf  
**Population:** Up to 810  
**Average Daily Population:** Up to 810 residents; 10-12 staff  
**Height:** Currently planned 58 feet  
**Parking Spaces:** Up to 140 spaces | **CEQA and Design Approval:** May 17-18, 2017*  
**Budget Approval:** March 15-16, 2017*  
**Demolition Start Date:** Spring 2017  
**Construction Start Date:** Summer 2017  
**Construction Completion:** Summer 2019  
**Occupancy:** Summer 2019 |
| 2130 Third St.                                                              | **Square footage:** 150,000 gsf  
**Average Daily Population:** 772 (initial); 925 (full)  
**Height:** 45-68 feet  
**Parking Spaces:** 41 spaces | **CEQA and Design Approval:** March 15-16, 2017  
**Demolition Start Date:** Winter 2018  
**Construction Start Date:** Winter 2018  
**Construction Completion:** Spring 2020  
**Occupancy:** Spring 2020 |
| 777 Mariposa                                                                | **Square footage:** TBD  
**Average Daily Population:** TBD  
**Height:** TBD  
**Parking Spaces:** TBD | **CEQA and Design Approval:** TBD  
**Demolition Start Date:** TBD  
**Construction Start Date:** TBD  
**Construction Completion:** TBD  
**Occupancy:** TBD |

* Usually these approvals happen together, in this case, the approvals have been separated to provide more time to complete the design, EIR, and provide uninterrupted design funding.
UCSF Response to Neighbor Request for Cooperation
Cooperation

**ASK:** No further UCSF intrusion into Dogpatch

**UCSF ACTION:**
- Pending — UCSF will discuss on November 28
Cooperation

ASK: Support rescinding the Life Sciences and Medical Special Use District created in the 2008 Eastern Neighborhoods Plan

UCSF ACTION: UCSF has invited Laurel Arvanitidis, Director of Business Development, San Francisco Office of Economic and Workforce Development, to discuss the history and purpose of the special use district
Cooperation

**ASK:** Improve public transportation - in the Mission Bay/Dogpatch area and between Parnassus and Mission Bay and the rest of the City

**UCSF ACTION:**

- Advocating for better connectivity to the rest of the city with SFMTA for better service on buses and on the T-third light-rail
- Joining a coalition to bring timely ferry service at 16th Street
- Expanding shuttle service to meet increased demand from students, staff and patients from Mission Bay to Parnassus
Cooperation
Cooperation

**ASK:** Improve public transportation - in the Mission Bay/Dogpatch area and between Parnassus and Mission Bay and the rest of the City

**UCSF ACTION:** UCSF has taken notice of need for increased advocacy and regional cooperation on transit-oriented policies and programs:

- Caltrain Electrification
- Caltrain Downtown Extension (DTX)
- California High Speed Rail
Cooperation

Caltrain DTX

The Caltrain Downtown Extension is part of the San Francisco Transbay Terminal Project.

The plan is to extend Caltrain 1.3 miles through an underground tunnel in San Francisco, to a recently restored Caltrain station at 1st and Mission Streets in the heart of the financial district. The Terminal would connect Caltrain to a number of other transit systems, including AC Transit, SF Muni, Muni Rapid, Muni Metro, and Caltrain itself. The Terminal would be the main hub for all of these systems, with the train in the basement.

HSR in California
Cooperation

**ASK:** Provide new and safer bike routes and crossings

**UCSF ACTION:** UCSF commits to work with SFMTA and City Planning on new and safer bike routes and crossings.

- UCSF commits to work with SFMTA, City Planning, Green Benefit District on new and safer bicycle routes and crossings
  - Some ideas include safe Mariposa Street crossing from Indiana via 19th Street to Minnesota Street to 4th Street and north to Potrero from Caltrain
- UCSF transportation consultant will work with SFMTA to evaluate options and prepare formal recommendations for review by DNA and the San Francisco Bicycle Coalition
Cooperation

San Francisco Bicycle Coalition
- Map of Dogpatch Bike Routes
Cooperation

ASK: Expand local hire efforts, including non-construction jobs

UCSF ACTION: UCSF participates in a number of local hire programs that provide health sector, biotech and other non-construction jobs

Two key programs (there are also many small programs):

1. UC San Francisco Excellence through Community Engagement & Learning (EXCEL) internship program
   - Since 1998, the program has graduated more than 250 community residents with many succeeding in obtaining career employment throughout UCSF.
     - Since 2010, 70 percent of 161 graduates have obtained full-time employment with UCSF and other community employers.
   - The program uses both classroom and on-the-job training to prepare participants for career path jobs in the healthcare sector

2. Bridge to Biotech (Partnership with City College San Francisco)
   - Includes a semester-long training in math, science, and lab skills. The program places students in four-month part-time (10-20 hours a week) internships in Bay Area labs and biotech companies, including UCSF
Cooperation

ASK: Expand local hire efforts, including non-construction jobs

UCSF ACTION: UCSF offers an array of programs to prepare SFUSD students for higher academics and employment through partnerships

Early Academic Outreach Program
- Provides programs and services to increase student academic success and increased college attendance for at-risk youth
- Boasts a success rate of 94% of students enrolled in postsecondary institutions; 74% declared a major connected to health care

Science Health and Education Partnership (SEP)
- Works with 85-90% of the 120 public schools in SFUSD and more than 300 teachers and their students
- Produces the Bay Area Science Festival, a public engagement science initiative over 10 days in the fall that includes more than 50 events drawing more than 70,000 people. One event transforms AT&T Park into a science museum with more than 150 exhibits for students and families
Cooperation

**ASK:** Expand local hire efforts, including non-construction jobs

**UCSF ACTION:** UCSF is currently evaluating its Community Construction Outreach Program (CCOP) and is committed to providing opportunities for qualified workers on its construction projects.
UCSF’s Framework for Cushioning Opportunities
## Integration Diagram: Forum for Consideration

<table>
<thead>
<tr>
<th>Integration</th>
<th>Design</th>
<th>Cushioning</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Programming</strong></td>
<td></td>
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<tr>
<td>Reasonable height and bulk</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Reduce size of student housing from 610 to 500-550 units</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>- Modulate facades and roofline to minimize bulk</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Explore adaptive reuse of 600 Minnesota Street</td>
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<tr>
<td><strong>Building Design</strong></td>
<td></td>
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<tr>
<td>Mid-block pedestrian passages and living alleys</td>
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<td>x</td>
</tr>
<tr>
<td>Pocket parks and plazas</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>Sidewalk activation</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>Vision Zero compliance</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>Neighborhood safety</td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>Environmental sustainability</td>
<td>x</td>
<td></td>
</tr>
</tbody>
</table>
**Integration**

**ASK:** Reasonable Height and Bulk/Adaptive Reuse

**UCSF ACTION:** Current building designs comply with city height and bulk requirements and is exploring reuse of some building materials

- **Reasonable Height and Bulk**
  - UCSF is committed to working with the DNA / Boosters Design and Development Committee and the Green Benefit District to make both projects a design asset in the Dogpatch community
  - Both 2130 Third Street and the Minnesota Housing projects plan to comply with city height and bulk requirements

- **Adaptive Reuse**
  - For both the Minnesota housing project and 2130 Third Street, the existing structures are not suitable for reuse
  - 600 Minnesota Street: both the building and landscape architects are actively engaged in exploring ways to incorporate parts of the existing building into the new building and landscape designs
  - 654 Minnesota Street: UCSF developed an adaptive reuse project that has also served as a community meeting space for the past 10 years
654 Minnesota – Before and After
Building Design

**ASK:** Midblock Passages/Pocket Parks and Plazas

**UCSF ACTION:** Current building designs include ideas for midblock passages, sidewalk activation and public realm improvements

- Midblock passages not suitable for 2130 Third Street, but current design includes an expansive atrium and potentially outside seating on 3rd Street

- Current Minnesota Housing design ideas include:
  - Vibrant midblock passageway
  - Visual permeability to inner courtyards
  - Public realm improvements
## Minnesota Housing Ideas Under Consideration

### Building Scale
- **Ground Floor Setbacks**
- **Stepped / Contextual Massing**
- **Street-Level transparency & permeability**
- **Neighborhood-serving retail**
  - Corner Store
- **Shared UCSF resident & community “pick-up / drop-off center”**
  - With an off-street loading and unloading for receipt of packages, rideshare, etc.

### Block Scale
- **Pocket parks & plazas**
  - Neighborhood-serving public spaces, breaking up long Indiana/Minnesota blocks
- **Convert 18th Street to a neighborhood amenity**
  - Underside of Indiana as public open space?
- **Sidewalk Activation**

### City Scale
- **Enhancements to pedestrian/bike travel on overpass**
- **Improvements to 18th & Minnesota Intersection**
- **Better Street Lighting**

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**Features of Successful Development**

- University of California San Francisco Minnesota Street Housing

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16 November 2016 | © Kieran Timberlake
Minnesota Housing Design Concepts

Can we connect the courtyards to the outside?

What are the opportunities for the 18th Street Overpass?

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

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

Where is the best place for retail?

How can we add more greenspace along the street?

How can program and massing promote pedestrian safety?
**Building Design**

**ASK:** Sidewalk Activation/Vision Zero/Neighborhood Safety

**UCSF ACTION:** Current building designs include 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
Minnesota Design/Function Relationship

Example of how increasing the number of single occupancy efficiency units may decrease the overall population.

<table>
<thead>
<tr>
<th></th>
<th>Units</th>
<th>Lease</th>
<th>Population</th>
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<tbody>
<tr>
<td>Efficiency</td>
<td>20</td>
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<td>20</td>
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<td>Studio</td>
<td>20</td>
<td>20</td>
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<td>2 BR</td>
<td>20</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td></td>
<td>60</td>
<td>80</td>
<td>92</td>
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<table>
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<tr>
<th></th>
<th>Units</th>
<th>Lease</th>
<th>Population</th>
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<tbody>
<tr>
<td>Efficiency</td>
<td>48</td>
<td>48</td>
<td>48</td>
</tr>
<tr>
<td>Studio</td>
<td>12</td>
<td>12</td>
<td>19</td>
</tr>
<tr>
<td>2 BR</td>
<td>10</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td>70</td>
<td>80</td>
<td>87</td>
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</table>

This hypothetical scenario achieves a 5% decrease in population while increasing the total number of units by 16%, all within the same building footprint and massing.
UCSF Housing Unit, Lease and Population

**Unit**: is either an efficiency, studio, or two bedroom apartment

**Efficiencies**: rented as 1 UCSF lease, 1 occupant max

**Studios**: rented as 1 UCSF lease, 1.6* occupants

**Two Bedrooms** (shared units): rented as 2 UCSF leases, 1 occupant per bedroom, a total of 2 occupants

*Studios will be furnished with one bed and are intended to meet the need of our students/trainees with a spouse/partner. Based on UCSF norms, less than 60% of our studios house a second person. Therefore, we count one studio as 1.6 occupants.*
2130 Third St. Ideas Under Consideration

Atrium and Pedestrian Entrances

- Tennessee Street: Youth Access
- 18th Street: Adult Access
UCSF ACTION: UCSF is committed to environmental sustainability.

Current sustainability plans for Minnesota Housing include:

- Building prepped for solar – either for thermal (Heating hot water for showers) or for PCs (energy generation)
- Dual piping for gray water use in toilet flushing and/or irrigation
- High performance building envelope/minimized need for heating equipment
- Drought-resistant, native planting
- Daylighting

Current sustainability plans for 2130 Third Street include:

- Envelope load reduction
- Daylighting
- Renewable energy systems
- Connection to outdoors
- Stormwater management
Opportunistic Design

**ASK:** Neighborhood-serving businesses/18th Street Project/Plan Holistically for Minnesota and Indiana

**UCSF ACTION:** UCSF will provide neighborhood-serving retail and is thinking holistically.

- Neighborhood-serving businesses
  - 2130 Third Street has 1500 sf of retail space for retail or food service
  - Minnesota housing has 3000 sf of retail space for a corner market

- 18th Street Project and Holistic Planning
  - Minnesota architects are tasked with imagining how buildings will interact with 18th Street
  - Current concept designs include an angled building design to provide buffer from 18th Street
  - Current concept designs envision safety improvements
  - Architects are sensitive to context of Minnesota and Indiana streets and are planning holistically
**Mitigation**

**ASK:** Minimize traffic impacts, improve pedestrian and bike crossings, calm traffic on Minnesota/Indiana/Tennessee, address connectivity and safety issues

**UCSF ACTION:** UCSF is actively exploring cushioning opportunities to address these issues.

- As an interim measure, UCPD installed a digital sign to slow traffic coming down the overpass on 18th Street toward Minnesota.
(Mitigation)

Cushioning

Traffic

- UCSF is actively exploring cushioning opportunities with a target geographic area, generally contiguous to UCSF properties.

- Target area is bound by Mariposa, 3rd, 20th and Indiana streets.
(Mitigation) Cushioning

ASK: Fund open space improvements, contribute to the GBD, reduce construction and demolition impacts

UCSF ACTION: UCSF is committed to open space improvements and community engagement during the construction process.

Open Space
- Esprit Park: UCSF has contributed $50,000 to Esprit Park, organized volunteer events for park improvements and will consider additional investment through the cushioning process
- Green Benefit District: UCSF is an active member of the GBD and will pay annual assessment fees for all UCSF Dogpatch properties

Construction
- UCSF is mindful of safety concerns regarding the demolition of Minnesota Street building and will work with our Environmental Health and Safety department on proper safety precautions and abatement
- UCSF commits to engage the community on construction plans and to work to reduce impacts on nearby residents
Cushioning

**ASK:** Create, expand and improve open space and streetscapes, support the HUB, and explore ways UC constituent services can benefit neighbors

**UCSF ACTION:** Through the cushioning process, UCSF will explore a number of options for community benefit.
Cushioning

Create, expand and improve open space and streetscapes
Cushioning

Financial support for a community meeting, education and programmed space
Cushioning

Exploration of ways in which UC constituent services can also benefit neighbors and reduce negative impacts
Facilitated Discussion and Public Comment
Needs/Requests Related to UCSF Expansion Into Dogpatch

Neighborhood List – UCSF Response and Community Discussion

Dogpatch & Potrero Hill Neighborhood Working Group
November 28, 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

Dogpatch & Potrero Hill Neighborhood Working Group
November 28, 2016
SF Budget Analyst Report

- Assumptions
- Scope
- Impact

Summary of Requested Action

Your office requested that the Budget and Legislative Analyst estimate the various fees and taxes that the University of California, San Francisco (UCSF), would be required to pay for three UCSF owned and/or operated residential and commercial properties in the Dogpatch neighborhood, were they not exempt from paying taxes by the state. We estimated the total Eastern Neighborhood Impact Fee, transportation fees and other development impact fees, the transfer tax, property taxes, and the gross receipts tax that would be applicable to these properties.

For further information about this report, contact Severin Campbell at the Budget and Legislative Analyst’s Office.

Summary Table

Estimates of the Eastern Neighborhood Impact and other planning-related fees, transfer tax, property tax, and the gross receipts tax for the two UCSF proposed projects and two potential uses for 777 Mariposa Street are provided in Exhibit 20 below.

<table>
<thead>
<tr>
<th>Name</th>
<th>Minnesota Street Housing</th>
<th>CPMC Medical Facility</th>
<th>777 Mariposa Street Medical Office</th>
<th>777 Mariposa Street Student Housing</th>
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<tr>
<td>One Time</td>
<td>$6,485,827</td>
<td>$4,510,840</td>
<td>$5,132,630</td>
<td>$3,703,140</td>
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<td>Eastern Neighborhood Impact Fees and other Planning Fees</td>
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<td>$480,524</td>
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<td>$38,390</td>
<td>$50,031</td>
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Estimated Fees and Taxes for Proposed and Potential UCSF Projects

November 28, 2016
Budget & Legislative Analyst’s Office
## Three Projects Examined

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<th>Project Name</th>
<th>Address</th>
<th>Use</th>
<th>Square Footage</th>
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</thead>
<tbody>
<tr>
<td>Minnesota Street Student Housing</td>
<td>566, 590, 600 Minnesota Street</td>
<td>Student and trainee housing for UCSF</td>
<td>355,230: residential</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>3,000: retail</td>
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<td></td>
<td></td>
<td></td>
<td>1,850: office</td>
</tr>
<tr>
<td>Child, Teen and Family Center and Department of Psychiatry Building</td>
<td>2130 3rd Street</td>
<td>Medical and staff offices for use by UCSF</td>
<td>149,112: office space</td>
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<tr>
<td></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>
</tr>
</tbody>
</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

<table>
<thead>
<tr>
<th>Gross Receipts Tax Tier</th>
<th>Tax Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0 - $1,000,000</td>
<td>0.1425%</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>
</tr>
</tbody>
</table>

<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>
</tr>
</tbody>
</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>
</tr>
</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>
</tr>
<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>
</tr>
<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>
</tr>
<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>
</tr>
<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>
</tr>
<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>
</tr>
<tr>
<td>UCSF Student Housing</td>
<td>610</td>
<td>80,080</td>
<td>360,080</td>
<td>Property tax range: $1,002,934 – $2,012,710; Average: $1,569,286</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Property tax range: $1,002,934 – $2,012,710; Average: $1,569,286
### Summary

*High-end estimate assumes 777 Mariposa is medical offices
*Low-end estimate assumes 777 Mariposa is student housing

<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>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Low-End</td>
<td>High-End</td>
<td></td>
</tr>
<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>
</tr>
<tr>
<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>
</tr>
<tr>
<td>Transfer Tax</td>
<td>$550,000</td>
<td>$275,000</td>
<td>$275,000</td>
<td>$275,000</td>
<td>$2,532,638</td>
</tr>
<tr>
<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>$4,016,631</td>
</tr>
<tr>
<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>
<td></td>
</tr>
<tr>
<td>Gross Receipts Tax</td>
<td>$24,404</td>
<td>$21,140</td>
<td>$18,390</td>
<td>$9,031</td>
<td></td>
</tr>
</tbody>
</table>

Dogpatch Community Task Force 11/28/2016 – Meeting #3
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, i.e. 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.
PLACEHOLDER FOR MITIGATION DECK - Traffic, Open Space and Construction Prep/Dev
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
5. CUSHIONING - Community Hub

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
Facilitated Discussion and Public Comment
Next Steps
Dogpatch Community Task Force Meeting Schedule

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** – Neighbors Led Walkabout

- **Monday, October 24, 2016**

- **Monday, November 28, 2016**

- **Thursday, January 19, 2017**

- **Wednesday, February 22, 2017**

- **Tuesday, March 21, 2017**