Minnesota Street Properties
Community Workshop
Planning for Design

2/16/2015
Minnesota Street Properties: Community Workshop

Agenda
1. Introduction
2. Site Analysis, Neighborhood Tours & New Development in Dogpatch
3. Group Discussion / Q&A
4. Break-Out Work Sessions
5. Work Session Presentations / Discussion / Q&A
6. Next Steps
Introduction

- Welcome
- Campus Housing Need Overview
- Minnesota Housing: Planning for Design
Campus Housing Need Overview
Quick Facts: Student & Trainee Housing

- On-campus housing rentals are ≈ 40% below market.
- Estimated shortfall 1,200 – 1,500 units, just for students & trainees.
- Only able to accommodate 39% of student & trainee campus housing applications.
- Shortfall of campus housing stock has reached a dire state, impeding recruitment and retention across all sectors of UCSF, especially among students and trainees.
- Fortunately, progress is being made and the future looks bright.
- Minnesota project (500 – 600 units) will make a major contribution to UCSF’s shortfall.
A Look Ahead: Existing + Planned Supply vs. Demand (Students & Trainees)

- Pure Demand (61% of students/trainees)
- Demand Adjusted to 70%
- Demand Adjusted to 60%
- Planned Units

Number of Units

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Legend:
1 = New Supply w/ MN
2 = New Supply w/ UC Hall (Phase 1)
3 = New Supply w/ Hastings (Phase 1)
4 = New Supply w/ Hastings (Phase 2)
5 = New Supply with UC Hall (Phase 2) & Milberry Union
Process Overview
Estimated Timeline

- Pre-Design: Winter – Spring 2016
- CEQA Process: Spring 2016
- Design: Summer 2016
- Regents’ consideration: May 2017
- Occupancy: Summer 2019
Key Points of Community Consultation

- Planning/Outreach: Nov - Dec 2015
- Project design: Community meetings: Feb - Aug 2016
  - Planning for Design Community Workshops
    - Feb. 16, 2016 at 7:00 pm
      - Dogpatch Studios, 991 Tennessee St.
- Environmental review: March 2016 - April 2017
- Meet with neighbors to provide project updates: May 2016 - Jan 2017
  - LRDP Community Planning Principles:
    - Community meetings: Sep - Oct 2016
Site Analysis
Mission Bay & Dogpatch Neighborhood
Transit Accessibility & Open Space
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.
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Planning Code Analysis

- **Zoning:** Urban Mixed Use
- **Height Limits:** 58’
- **Setbacks:** Not required; recommend setback of 10’ along 18th Street overpass
- **Required Dwelling Unit Mix:** 40% 2BR or 30% 3BR
- **Parking:** Not required; permitted up to 0.75 for each 1 BR and 1 per each 2 BR unit
- **Usable Open Space:** 80sf per unit, 54sf if publicly accessible, OS for Nonresidential Uses required

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**CODE UPDATE**

City ORDINANCE NO. 188-12 creates:

A new Code Section 102.36 with a citywide land-use definition of Student Housing.

and amends:

Section 207.6(B)(3) to **exempt Student Housing from the unit mix requirement within RTO, NCT, DTR, and Eastern Neighborhood Mixed-Use Districts**.

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Section 135(d)(2) now states that dwelling units that are less than 350 square feet plus a bathroom – including those that are considered Student Housing – would have the same reduced open space requirement (one-third that of dwelling units) as Group Housing and SROs.
Surrounding Open Space

A

B
590 & 566 Minnesota Street / Cal Steam

CAL-STEAM

590 MINNESOTA

566 MINNESOTA
18\textsuperscript{th} Street Overpass
UCSF Parking Lot

UCSF OFFICE BUILDING

600 MINNESOTA

UCSF PARKING LOT
19th & Indiana Street Intersection

UCSF OFFICE BUILDING & PARKING

600 MINNESOTA

UCSF OFFICE BUILDING

A

B
Indiana Street: UCSF Office Building/ 600 Minnesota Street
Indiana Street: Development Across the Street
Indiana Street: 18th Street Overpass

Map showing the location of the 18th Street Overpass with adjacent buildings labeled 590 and 600 Minnesota Avenue.
Indiana Street: 566 & 590 Minnesota / Cal Steam
Neighborhood Tours
The Dogpatch Neighborhood Association encourages thoughtful design in the development of any new or re-use project within the boundaries of the Dogpatch community and its surrounds, including the Central Waterfront from Mission Bay to Islais Creek, Potrero Hill and Showplace Square.
New Development in Dogpatch
New Development in Dogpatch
1. 790 Pennsylvania Street, 251 units / 225 parking spaces

2. 645 Texas Street, 91 units / 65 Parking spaces / 600 s.f. Retail

3. 800 Indiana Street, 338 units / 230 Parking spaces
4. 650 Indiana Street, 111 units / 77 Parking spaces / 1,900 s.f. Retail

6. 950 Tennessee Street, 129 units /
7. 888 Tennessee Street, 110 units / 94 Parking spaces / 2,155 s.f. Retail

8. 901 Tennessee Street, 41 units / 33 Parking Spaces

9. 2290 Third Street, 76 units / 48 Parking spaces / 1,900 s.f. Retail
15. 2051 Third Street, 93 units / 74 Parking spaces

16. 2177 Third Street, 109 units / 91 Parking spaces

17. 1201 Tennessee Street, 259 units / 147 Parking spaces / 2,260 s.f. Retail
Break-Out Work Sessions

- Parking
- Ground Floor Uses
- Massing
- Public Realm Improvements
Community Workshop Kit

- Base Map
- Parking Garage
- Parking Entrance
- Loading & Servicing
- Bicycle Storage
- Building Entry
- Tenant Community Room
- Active Ground Floor Uses
- Ground Floor Units
- Building Facilities
- Street Enhancement
Exercise 1: Parking

Locate Parking on Site
Exercise 1: Parking

Locate Parking Entry
Exercise 2: Ground Floor Uses

Locate Ground Floor Uses:
- Loading & Servicing
- Bicycle Room
- Building Entry
- Tenant Community Room
- Active Ground Floor Uses
- Ground Floor Units
- Building Facilities
Exercise 3: Massing

Use physical models to determine preferred project massing.

All physical models represent same total unit count.
Work Session
Work Session Presentations & Discussion
Next Steps

• Meeting Announcement:
  • Thursday, March 17, 2016
    o Dogpatch Studios, 991 Tennessee Street
    o www.community.ucsf.edu for additional information