Needs/Requests Related to UCSF Expansion Into Dogpatch

Neighborhood List – UCSF Response and Community Discussion

Dogpatch & Potrero Hill Neighborhood Working Group
January 19, 2017
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
- City Budget Analyst Report - BLA – COMPLETED
- Summary – Key Categories
- 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
Summary

Categories

● Open Space
  ○ Esprit
  ○ Woods Yard (Caltrain Gateway) along 22nd Street
  ○ Open Space Acquisition Fund
  ○ Potrero Recreation Connector
  ○ Jackson Park

● Complete Neighborhood Services
  ○ Community Center – The Hub

● Streetscapes
  ○ North – South: Indiana, Minnesota and Tenn X at all Mariposa
  ○ East – West: Mariposa, 18th, 19th from Indiana to the Bay (Crane Cove)

● Transportation
  ○ Upgrade Bike Routes and Improve connections from Cesar Chavez to UC campus
  ○ One Seat Bus Service to/from Dogpatch to adjacent neighborhoods – 10, 11 and XX bus lines
  ○ Water Ferry Services
  ○ Offset Negative Parking Impacts
REVIEW PROJECT DESCRIPTIONS HANDOUT
● 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. These properties were 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.

Project staff: Severin Campbell, Christina Malamut, and Julia Nagle

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.

Exhibit 20: Estimated Taxes and Fees Summary Table

<table>
<thead>
<tr>
<th>Name</th>
<th>Minnesota Street Housing</th>
<th>CTIC Medical Facility</th>
<th>777 Mariposa Street Medical Offices</th>
<th>777 Mariposa Street Student Housing</th>
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</thead>
<tbody>
<tr>
<td>One Time</td>
<td>$6,405,187</td>
<td>$4,519,800</td>
<td>$5,132,696</td>
<td>$5,762,140</td>
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<tr>
<td>Eastern Neighborhood Impact Fees and other Planning Fees</td>
<td>$5,985,187</td>
<td>$4,394,800</td>
<td>$4,882,696</td>
<td>$3,511,140</td>
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<tr>
<td>Transfer Tax</td>
<td>$500,000</td>
<td>$250,000</td>
<td>$250,000</td>
<td>$250,000</td>
</tr>
<tr>
<td>Ongoing</td>
<td>$1,049,829 – $2,072,817</td>
<td>$900,494 – $1,812,797</td>
<td>$469,914 – $1,637,539</td>
<td>$1,029,656 – $2,061,082</td>
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<tr>
<td>Gross Receipts Tax</td>
<td>$24,404</td>
<td>$21,140</td>
<td>$18,300</td>
<td>$9,031</td>
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</tbody>
</table>
1. TRANSPARENCY

- Planned use for all 5 UCSF Dogpatch properties
  - Building purpose
  - Occupancy
  - Size

- Schedules for each project
  - Planning & design reviews
  - CEQA

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.- Pritzker Center and Psych. Department

- Over-Programmed for proposed site
  - Zero lot line build – Not appropriate for Dogpatch

- Suggestions:
  - Keep Psych Department on campus, move Pritzker Center to Cal Steam Site or onto 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, ie. 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.
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

January Action Items

● UCSF
  ○ UCSF - Action #1 response
  ○ UCSF – Action #2 response
  ○ 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