DOGPATCH NEIGHBORHOOD ASSOCIATION

APRIL 11, 2017
Key Topics

• Building Programs
• Community Engagement
• Building Design
• Project Schedule, Construction Logistics and Considerate Contractor Commitment
• UCSF Parking and Transportation Demand Management
Building Programs

- A clinical and academic office building is proposed, comprised of:
  - Child, Teen and Family Center
  - Department of Psychiatry offices
  - 200-250 seat auditorium/common space
  - Retail space
- All patient care will be outpatient, no inpatient care will be provided in the building
- Inpatient care will remain at Parnassus
Community Engagement Process
Community Meetings

- May 5, 2016  Community Meeting
- November 7, 2016  DNA/Boosters Design & Development Committee
- December 16, 2016  DNA/Boosters Design & Development Committee
- February 1, 2017  DNA/Boosters Design Worksession
- March 22, 2017  DNA/Boosters Design Worksession
- April 5, 2017  DNA/Boosters Design Worksession
- April 11, 2017  DNA Meeting
- April 12, 2017  Community Meeting
- April 25, 2017  Potrero Boosters Meeting
Design Presentation
18th STREET VIEW, LOOKING EAST
Proposed Child, Teen & Family Center and Dept. of Psychiatry Building at 2130 Third Street Design
Presentation to Dogpatch Neighborhood Association 4.11.17
Community focused healthcare

“There is a long-standing, extraordinary effort in community mental health in the San Francisco region. Our aim is to play our part as a first-rate academic medical center, providing research resources and clinical expertise that might not otherwise be readily accessible.”

- Dr. Matthew W. State, MD, PhD
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68X HEIGHT DISTRICT
F.A.R.: 5:1 per SF Planning Code Table 124
Total Site Area in district 68X: 18,417sf
18,417sf x 5 = 92,085sf
Total allowable area: 92,085sf

58X HEIGHT DISTRICT
F.A.R.: 4:1 per SF Planning Code Table 124
Total site area in district 58X: 9,000sf
9,000sf x 4 = 36,000sf
Total allowable area: 36,000sf

45X HEIGHT DISTRICT
F.A.R.: 3:1 per SF Planning Code Table 124
Total site area in district 45X: 6,750sf
6,750sf x 3 = 20,250sf
Total allowable area: 20,250sf

Total project allowable area: 148,335sf
PROGRAM

Faculty & Administration (Work Space)
executive and administrative faculty and staff work areas

Research (Flex)
center for health and community behavioral pediatrics child program neurosurgery/neurology MRI imaging

Patient Care (Clinic)
child adolescent adult

Common
lobby/atrium retail

Building support (service)
bike storage and lockers building services
LEVEL TWO

child, teen and family center entry
ENTRY AND IDENTITY
ACTIVATION AND CONNECTION
SETBACKS
sidewalk activation

GREENING
interactive sustainability

LANDSCAPE
integrated amenity

ARTICULATION
modulated facade
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• Similar geometric composition
• $1/3:2/3\ (a/b)$ or $1/3:1/3:1/3\ (a/a/a)$
• Continuity and datum created by intricate moulding
• Raised first living level entries
• Single or paired windows
• Vertical rectangular expression

• Repetitive bays
• Projections and recesses
• Recessed entries & balconies
• Minimal detail expression
• Modular horizontal window
• Overall vertical expression

• Repetitive bays
• Structural expression
• Glass/brick infill
• No base or plinth
• Square windows

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ZONING HEIGHT LIMITS – TENNESSEE STREET
ZONING HEIGHT LIMITS – 18th STREET
ZONING HEIGHT LIMITS – 3rd STREET
CorTen Steel Cladding
Standing Seam Metal Panel
Zinc Panel Rainscreen
Textured Brick
Glazed Tile
Terra Cotta Tile and Baguette
Board Form Concrete
Stucco
Lap Siding
GFRC Plank Rainscreen
Wood Cladding
CorTen Steel Cladding
Standing Seam Metal Panel
Zinc Panel Rainscreen
Box Rib Metal Panel Rainscreen
NATIVE LANDSCAPE PLANTING & HABITAT

MISSION TO PEAKS
SPECIES: ANISE SWALLOWTAIL

ROUTE HIGHLIGHTS
- The Castro, The Mission, Potrero Hill, Mission Bay, Jackson Playground, Franklin Square, Mount Sutro Open Space Preserve, The Blue Greenway

ANISE SWALLOWTAIL – Papilio zelicaon

Flying giants!
The Anise Swallowtail is one of the three biggest San Francisco butterflies! The others, the Western Tiger Swallowtail and the Pipevine Swallowtails, can be identified with a simple trick. Anise Swallowtails have black ‘shoulders’, Western Tiger Swallowtails have black tiger stripes, and Pipevine Swallowtails can vary in color from slate grey brown to rich shiny blue black. Anise Swallowtail

DIET
Nectar Plants: Zinnia, Antirrhinum, Butterfly Bush. Host Plants: Cil, Asparagus, Parsley, Queen Anne’s Lace

ASSOCIATED PLANTS & ANIMALS
Wild Aster – Symphyotrichum chilense, Holly Leaf (Holly) Cherry – Prunus Virginiana, Yarrow – Achillea millefolium, Cow Parsnip – Heracleum maximum

Yarrow
Achillea millefolium

California Poppy
Eschscholzia californica

Idaho Fescue
Festuca idahoensis

Douglas Iris
Iris douglasiana

Varied Lupine
Lupinus varicolor

Goldenrod
Solidago californica

Coast Buckwheat
Eriogonum lefournierii

Red Fescue
Festuca rubra

Large-flower lisanthus
Leucospermum grandiflorum

Silene speciosa

Angeles Iris
Iris douglasiana var. deamii
18th STREET ENTRY– ACTIVE & PASSIVE SPACES
18th STREET ENTRY – CONCEPT STUDY
TENNESSEE STREET CTFC ENTRY – ACTIVE & PASSIVE SPACES
18th STREET VIEW, LOOKING EAST
Project Schedule, Construction Logistics and Considerate Contractor Commitment
Estimated Project Schedule

- Program Validation: June 13, August 8
- Concept Design: August 31
- Schematic Design: March 6
- Design Development: April 11, May 17-18
- UC Regents Meeting: August 7
- Construction Documents: November 7
- Construction Phases: April 16
- Occupancy Q1 2020

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Construction Logistics

KEY:
1. Pedestrian walkways
2. Construction truck access
3. Temporary bus stop relocated from 3rd & 18th Street
4. Temporary bus stop relocated from Tennessee & 18th Street

KEY NOTES
1. Provide pedestrian walkways in e parking lane
2. Construction access in e parking lane – no pedestrian access
3. Temporary bus stop relocated from 3rd & 18th St.
4. Temporary bus stop relocated from Tennessee St. & 18th St.
Considerate Contractor Commitment

Securing Everyone’s SAFETY
Understand that safety does not happen by accident:
• Maintain a zero incident culture
• Never compromise on the well-being of construction works or the public
• Special attention to disabled/difficult access

Job Site APPEARANCE
Maintain a professional & well-managed site:
• Keep unnecessary noise to a minimum from workers, radios, equipment, etc.
• Maintain construction noise in accordance with DBI & SFPD Code
• Keep both outside/inside of site clean & free of debris

Protecting the ENVIRONMENT
Reduce environmental impacts:
• Recycle at least 75% of construction waste
• Minimize dust, erosion, sedimentation & construction exhaust
• Clean mud & debris off public areas immediately

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Considerate Contractor Commitment (cont’d)

Respecting the COMMUNITY
Be a respectful & respected member of the community:
• Respect & treat everyone fairly
• Minimize construction traffic through a Construction Management Plan
• Regularly inspect to confirm cleanliness/access
• Correct all issues immediately

Clear COMMUNICATION
Provide ongoing notification to neighbors with:
• Current activities underway
• Upcoming activities
• Major deliveries
• Road/Sidewalk closures
• Contact information for comments & questions
Parking and Transportation Demand Management
City SFMTA’s Dogpatch Parking Management Plan

Proposed Parking Management Plan will significantly change the parking landscape in Dogpatch

SFMTA Proposal:

- 100% of on-street parking from Mariposa to 22nd Street will be regulated (from 74% unregulated)
- 55% of spaces will be permit parking (from 24% existing)
- ~45% of spaces will be time limited (from 2% existing)
UCSF’s Parking Strategies in Dogpatch

- UCSF is aligned and in support of SFMTA’s proposed Dogpatch Parking Management Plan.
- The SFMTA’s proposed parking restrictions combined with UCSF’s provision of parking on campus is expected to reduce employee parking in the neighborhood, once implemented.
- UCSF’s supply and demand analysis does not rely on availability of on-street parking to meet parking demand.
- UCSF has planned on-campus capacity to meet demand.
- UCSF will continue to explore innovative Transportation Demand Management (TDM) options and aggressively market TDM programs to further promote non-drive alone trips (Refer to TDM Factsheet handout).
UCSF has a Robust TDM Program

All Electric Vehicles

vRide
The Nation’s Largest Vanpool Provider

Find a Better Commute.
CHANGE THE PLANET & IMPROVE YOUR COMMUTE
Getting you in, from and around UCSF - and throughout the Bay Area.

zipcar
wheels when you want them
UCSF Commute Trends (2014-2016)

Fewer UCSF commuters are driving to campus

Mission Bay Mode Split 2014-2016
Current and Projected Mission Bay Parking Supply

- **Current Parking Supply:** 2,592 spaces
- **Current Occupancy:** ~90%
- **Projected 2020 Parking Supply:** ~3,770 spaces
- **Projected Occupancy:** ~95%
- UCSF regularly monitors parking conditions in order to manage supply to meet demand
- UCSF can add valet to accommodate additional demand.

_Projections above are without valet service_
Mission Bay & Dogpatch 2017-2020

Approximately 1,178 net new spaces
- ~1,000 spaces North Campus (2017-2020)
- 200 spaces East Campus/Block 34 (2019)
- ~127 spaces Minnesota Housing (2020)

Accommodate Demand from:
- Loss of Block 23A Surface Lot
- Block 33
- Precision Cancer Medicine
- Block 23A
- 2130 Third Street
- Minnesota Street Housing
2130 Third Street Mode Split Assumptions
Includes faculty, students, staff, patients, visitors and vendors/services

- Drive Alone: 41%
- Transit: 26%
- Walk: 6%
- Bike/Motorcycle: 7%
- Shuttle: 8%
- Carpool / TNC: 12%
2130 Third Street Parking Plan

Patient/Visitor Demand is 37 spaces
• Patient/Visitor Demand would be met onsite with a 41 space valet operation

Staff Demand (204 spaces)
• Staff/faculty demand will be accommodated on North Campus, East Campus/Block 34 and potentially at Minnesota Housing

Other Visitor Demand (14 spaces)
• Other Visitor Demand would be accommodated on-site, if available or on-street, or in on-street, short-term paid parking

Evaluate the consolidation of 2130 3rd Street valet operation to preserve on-street spaces

Contractor Parking will be provided off-site
• Exploring and negotiating off-site contractor parking options
• Contractor shuttles would be provided from off-site locations
UCSF’s Overall Parking Plan

- New surface lots will be available on the North Campus, Block 34 on the East Campus and in the Minnesota Street Housing Project
- UCSF has planned on-campus capacity for those who are willing to pay for campus parking
- If UCSF has additional needs for parking in 2020, UCSF will explore off-site options, such as Crane Cove Park or utilizing parking spaces at Minnesota Housing for staff (if needed)
- Minnesota Housing residences will not be permitted to obtain Residential Parking Permit from the City to further discourage car ownership
Discussion