Community Meeting:
Building Design Presentation

Proposed Child, Teen & Family Center and Dept. of Psychiatry Building at 2130 Third Street

April 12, 2017
Agenda

1. Welcome, Introductions and Agenda Overview
2. Community Process and Project Timeline Proposed Child, Teen & Family Center Dept. of Psychiatry Building and Guiding Principles
3. Community Engagement Process
4. Design Presentation
5. Discussion
6. Project Schedule, Construction Logistics and Considerate Contractor Commitment
7. Discussion
8. Parking and Transportation Demand Management
9. Discussion
Proposed Child, Teen & Family Center
Dept. of Psychiatry Building
-- Guiding Principles
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
Guiding Principles

Patient and family experience
Breaking down barriers to provide a catalyst for improved patient care
Create a healing and therapeutic environment
Safety and security for patients and family
Patient centered care

Environmental Sustainability
Create a healthy building
Integrate sustainability measures addressing energy efficiency
Support sustainable practices

Optimize use of space
Standardize with future flexibility and adaptability
Design that is adaptable for future services
Design that is timeless

Financial resources
Responsible use of gifted and allocated funds
Reduce operational costs
Balance first costs versus life cycle costs

Intuitive Way-finding and Connections
Clear way-finding and access points
Separation of flows

Be a valued neighbor
Trusted partnership with community stakeholders and neighborhood associations
Architectural character should be timeless and welcoming
Fit harmoniously within the urban fabric
Ensuring a safe and secure place in the community
Extend health services into the public realm and community

Integration of clinical, research and education
Collaboration and integration across disciplines and organizations
Integration with UCSF Health System
Create relationships and efficiencies between programs, divisions & departments
State of the Art building that is technologically advanced
A building that welcomes inter-campus collaboration and connectivity

Embed safety into the facility design and process
Evidence based design
Standardization of room
Safe and secure environment within the facility

Utilize process improvement principles (Lean)
Optimize flows
Operational efficiency

Exceptional UCSF Team experience
Safe environment
Create a facility that clinical team, patient and community is proud of
Recruit and retain
Enable the next generation of leaders

Promote academic excellence
Linking Dept. of Psychiatry and local community mental health efforts
Mental health services recognized locally, nationally and globally
Future Looking View of Mental Health Practice
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 Works session
- March 22, 2017  DNA/Boosters Design Works session
- April 5, 2017  DNA/Boosters Design Works session
- April 11, 2017  DNA Meeting
- April 12, 2017  Community Meeting
- April 25, 2017  Potrero Boosters Meeting
Design Presentation
TENNESSEE STREET VIEW, LOOKING NORTH
18th STREET VIEW, LOOKING EAST
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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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
18th Street Entry

-service

-parking
LEVEL TWO

child, teen and family center entry
ENTRY AND IDENTITY

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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
ZONING HEIGHT LIMITS – TENNESSEE STREET
ZONING HEIGHT LIMITS – 3rd STREET
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SUSTAINABILITY

- High Efficiency HVAC
- 100% Outside Air
- Envelope Load Reduction
- Daylighting
- Construction Waste Management
- Renewable Energy Systems
- Native Landscape Habitat
- Connection to Outdoors
- Storm Water Management
- Commissioning
- Healthy Indoor Environment
- High Efficiency Plumbing
MISSION TO PEAKS
SPECIES: ANISE SWALLOWTAIL

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 Swallowtail, 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, Aster, Butterfly Bush. Host Plants: EUP, Anise, Parsley, Queen Anne’s Lace.

ASSOCIATED PLANTS & ANIMALS

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

NATIVE LANDSCAPE PLANTING & HABITAT

PLANT FINDER
A plant database for creating habitat in San Francisco.

Yarrow Achillea millefolium
California Poppy Eschscholzia californica
Idaho Fescue Festuca idahoensis
Douglas Iris Iris douglasiana
Varied Lupine Lupinus varicolor
Goldenrod Solidago californica
Thuriel’s Spear Hylodesma lara

Bay Area Great Blue Heron
Yarrow Achillea millefolium
California Poppy Eschscholzia californica
Idaho Fescue Festuca idahoensis
Douglas Iris Iris douglasiana
Varied Lupine Lupinus varicolor
Goldenrod Solidago californica
Thuriel’s Spear Hylodesma lara

Coast Buckwheat Eriogonum lepidum
Red Fescue Festuca rubra
Large-flower mannus Leptosiphon grandiflorus

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18th STREET ENTRY – ACTIVE & PASSIVE SPACES
18th STREET ENTRY – CONCEPT STUDY
TENNESSEE STREET CTFC ENTRY – ACTIVE & PASSIVE SPACES
TENNESSEE STREET CTFC ENTRY – CONCEPT STUDY
18th STREET VIEW, LOOKING EAST
Discussion
Project Schedule, Construction Logistics and Considerate Contractor Commitment
Estimated Project Schedule

- **2016**
  - June 13: Program Validation
  - August 8: Concept Design
  - October 31: Schematic Design

- **2017**
  - March 6: Design Development
  - April 11: UC Regents Meeting

- **2018**
  - May 17-18: Construction Documents
  - August 7: Construction Phases
  - November: Occupancy Q1 2020

- **2019**
  - April 16: 

- **2020**
  - January: 

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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 walkway in (e) parking lane
2. Construction access in (e) parking lane -- no pedestrian access
3. Temporary bus stop relocated from 3rd St/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
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
Discussion
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

zipcar - wheels when you want them

Find a Better Commute.
UCSF Commute Trends (2014-2016)

Fewer UCSF commuters are driving to campus

Mission Bay Mode Split 2014-2016

- **SINGLE OCCUPANT VEHICLE (DRIVE ALONE)**
  - 2014: 34%
  - 2015: 33.50%
  - 2016: 31%

- **TRANSIT**
  - 2014: 39%
  - 2015: 40%
  - 2016: 41%

- **ALL OTHER**
  - 2014: 27%
  - 2015: 26.50%
  - 2016: 28%
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