Potrero Boosters Neighborhood Association: Building Design Presentation
Proposed Child, Teen & Family Center and Dept. of Psychiatry Building at 2130 Third Street

April 25, 2017
Key Topics

1. Introductions and Project Overview
2. Community Engagement Process
3. Design Presentation
4. *Discussion*
5. Project Schedule
6. *Discussion*
7. Parking and Transportation Demand Management
8. *Discussion*
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/convening 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
<table>
<thead>
<tr>
<th>Date</th>
<th>Meeting Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>May 5, 2016</td>
<td>Community Meeting</td>
</tr>
<tr>
<td>November 7, 2016</td>
<td>DNA/Boosters Design &amp; Development Committee</td>
</tr>
<tr>
<td>December 16, 2016</td>
<td>DNA/Boosters Design &amp; Development Committee</td>
</tr>
<tr>
<td>February 1, 2017</td>
<td>DNA/Boosters Design Worksession</td>
</tr>
<tr>
<td>March 22, 2017</td>
<td>DNA/Boosters Design Worksession</td>
</tr>
<tr>
<td>April 5, 2017</td>
<td>DNA/Boosters Design Worksession</td>
</tr>
<tr>
<td>April 11, 2017</td>
<td>DNA Meeting</td>
</tr>
<tr>
<td>April 12, 2017</td>
<td>Community Meeting</td>
</tr>
<tr>
<td>April 25, 2017</td>
<td>Potrero Boosters Meeting</td>
</tr>
</tbody>
</table>
Design Presentation
TENNESSEE STREET VIEW, LOOKING NORTH
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
PROGRAM

**Faculty & Admin (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
ENTRY AND IDENTITY
SETBACKS
sidewalk activation

GREENING
interactive sustainability

LANDSCAPE
integrated amenity

ARTICULATION
modulated facade
Site: Potrero Hill
Connection / Transition

Potential Future Crane Cove Park

Proposed Child, Teen & Family Center and Dept. of Psychiatry Building at 2130 Third Street Design Presentation
Potrero Boosters Neighborhood Association 4.25.17
EDGES AND EXPERIENCE
EDGES AND EXPERIENCE

SITE

19th Street

Tennessee St

Mariposa St

18th Street

Illinois St

3rd Street

Potrero Boosters Neighborhood Association 4.25.17
Proposed Child, Teen & Family Center and Dept. of Psychiatry Building at 2130 Third Street Design Presentation
Potrero Boosters Neighborhood Association 4.25.17
CONTEXT & TYPOLOGY STUDIES

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

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

- 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

23 Proposed Child, Teen & Family Center and Dept. of Psychiatry Building at 2130 Third Street Design Presentation
Potrero Boosters Neighborhood Association 4.25.17
**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
TENNESSEE STREET ELEVATION
18th STREET ELEVATION
ZONING HEIGHT LIMITS – 18th STREET
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
**NATIVE LANDSCAPE PLANTING & HABITAT**

**MISSION TO PEAKS**

**SPECIES: ANISE SWALLOWTAIL**

**ANISE SWALLOWTAIL – Papilio zelicaon**

**DIET**

Nectar Plants: Zinnia, Aster, Butterfly Bush. Host Plants: Dill, Anise, Parsley, Queen Anne’s Lace.

**ASSOCIATED PLANTS & ANIMALS**


**ROUTE HIGHLIGHTS**

18th STREET ENTRY–ACTIVE & PASSIVE SPACES
18th STREET ENTRY – CONCEPT STUDY
TENNESSEE STREET CTFC ENTRY – ACTIVE & PASSIVE SPACES
TENNESSEE STREET CTFC ENTRY – CONCEPT STUDY
TENNESSEE STREET VIEW, LOOKING NORTH
Discussion
Estimated Project Schedule
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
Discussion
Parking and Transportation Demand Management
UCSF has a Robust TDM Program

All Electric Vehicles

The Nation’s Largest Vanpool Provider

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): 34% (2014), 33.5% (2015), 31% (2016)
- Transit: 39% (2014), 40% (2015), 41% (2016)
- All Other: 27% (2014), 26.5% (2015), 28% (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 service to accommodate additional demand.

*Projections above are without valet service*
Mission Bay and 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 on-site with a 41-space valet operation

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

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

UCSF will 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
2130 Third Street Parking Plan

Patient Parking Compromise

Valet Operations

• Child, teen and family entrance on Tennessee Street
• Department of Psychiatry and adult services entrance on 18th Street
• Use of two valet stands distributes the vehicles to the site
• Patients will retrieve their vehicles directly in the garage

Underground parking is for patients only
UCSF’s Overall Parking Plan

• New surface lots will be available on the North Campus and Block 34 on the East Campus
• 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 the 19th/Illinois parking lot
• Please note that Minnesota Housing residents will not be permitted to obtain Residential Parking Permits from the City, nor will they obtain onsite parking permits to further discourage car ownership
Discussion