Community Meeting: Mission Bay and Dogpatch Developments

January 25, 2016
Agenda

1. Welcome, Introductions and Agenda Overview
2. Upcoming Developments – Mission Bay & Dogpatch
3. Department of Psychiatry – Child, Teen and Family Center
   - 2130 Third Street
4. Community Discussion
4. Campus Housing Need
5. Community Discussion
6. Adjourn
Mission Bay Development
Mission Bay Upcoming Development

1. Block 33 Clinics/Research/Office
   • Approximately 340,000 GSF
   • Ophthalmology clinics, academic and administrative offices

2. Neurosciences Research Building
   • Approximately 270,000 GSF
   • Neuroscience and psychiatry research, clinics, vivarium, support

3. Precision Cancer Medicine Building
   • Approximately 170,000 GSF
   • Cancer specialty clinics, infusion center, radiation oncology, pharmacy, lab, MRI, linear accelerator and related programs

4. New streets, surface parking

5. Child Care Relocation/Expansion
Dogpatch Development
2130 Third & 566/590/600 Minnesota Streets
Department of Psychiatry
- Child, Teen & Family Center
2130 Third Street
The Opportunity

A generous donor gift is making it possible for UCSF to unify research and clinical disciplines to support a holistic approach to medical and mental health care. This new facility would offer a unique and powerful array of services, especially for children and families.

The Gift

The $50 million gift includes a parcel of land at 2130 Third Street.

“UCSF is poised to help transform science, clinical care and training in psychiatry in the next decade . . .”

Dr. Matthew State, MD, PhD
Vision for UCSF Mental Health Care

- Support the city in prevention and community outreach; responds to the pressing needs of San Francisco and Bay Area families for world-class mental health care.

- Breakdown artificial separations among medicine, pediatrics, neurology and psychiatry:
  - Old practices have led to poorer outcomes and higher costs;
  - Needless separations have helped perpetuate stigma surrounding mental illness.

- Provide specialized assessment and care of the elderly with both dementia and mood disorders, such as depression; drive research in this vitally important area.

- Employ a 21st century vision of psychiatry that:
  - Embraces and translates the latest research advances in neuroscience, genomics and the social sciences;
  - Provides a home for those developing new ways of understanding, preventing and treating mental health issues and tackling the profound societal challenges caused by mental illness.
Essential Building Facts:

- This will be a medical and academic office building.
- Inpatient services will not and cannot be provided at 2130 Third Street:
  - It will not meet regulatory requirements for inpatient care.
- This will not be a mental health hospital:
  - UCSF psychiatry inpatient services will remain located within the UCSF Medical Center.
The Proposed Building

- Will be approximately 140,000+ gross square feet (gsf).
- Conforms to Central Waterfront Plan’s zoning overlay in Dogpatch.
- Plans to conform with City Zoning for height/bulk for the area.
Estimated Timeline

- **RFQ**
  - Completed July 2015

- **Developer Offers Received**
  - Completed Nov 2015

- **Developer Selection**
  - Jan/Feb 2016
  - Developer to design, build and operate new building with UCSF as tenant

- **Initiate Design & CEQA process**

- **Regents consideration**
  - Nov. 2016

- **Occupancy**
  - Spring 2019

* RFO – Request for Offers
Key Points of Community Consultation

- Developer negotiation and selection process: Ongoing
- Community meetings (Developer and UCSF): Mar - Aug 2016
- Environmental review: Mar - Oct 2016
- Meet with neighbors to provide project updates: Mar – Oct 2016

* Long Range Development Plan
Community Discussion
Campus Housing Need

Dan Lowenstein
Executive Vice Chancellor & Provost
## Housing Crisis at UCSF

<table>
<thead>
<tr>
<th>Category</th>
<th>Unable to Accommodate in Desired Timeframe in Campus Housing – FY 2015 Statistics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Faculty</td>
<td>59%</td>
</tr>
<tr>
<td>Clinical Fellows</td>
<td>60%</td>
</tr>
<tr>
<td>PostDocs</td>
<td>57%</td>
</tr>
<tr>
<td>Resident Interns</td>
<td>73%</td>
</tr>
<tr>
<td>Students (all Schools)</td>
<td>62%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>62%</strong></td>
</tr>
</tbody>
</table>

**Current Waitlist:** Unable to accommodate 826 out of 1,322 applications (62%)

**Peak Demand:** Summer months
Housing Crisis at UCSF: 2015 Update

- A June 2015 survey of current UCSF professional/graduate students, trainees found:
  - 61% want multiple years of campus housing vs. 51% in Dec. 2014.

- Recommendation is for UCSF to develop 60-70% of student demand. Goal was 40% in 2014 Long Range Development Plan.
  - This equates to a shortfall of 650 (60%) to 950 (70%) student / trainee housing units compared to what is budgeted and had been planned.
Impact of High Housing Costs

- Rising housing costs are significant drivers in rising graduate/professional student debt.
  - Graduating UCSF medical students have an average cumulative debt of $116,000, expected to increase to $140,000 in 4 years.

- UCSF struggles to keep pace with select elite private institutions, including Stanford and Harvard, that provide more financial assistance through grants and endowments.

- UCSF is less able to offer on-campus housing than some competitor institutions, such as Cornell and Columbia in NYC and Harvard.

Financial: Most commonly cited reason not to come to UCSF (students).
Lost Talent

- UCSF is facing a challenge to attract the best talent in all sectors - faculty, students and staff.

- Seeing dramatic decline in PhD program yield.

- 36% of graduate applicants indicate that housing cost was one reason for declining offer of UCSF admission.


“I loved everything about UCSF, but unfortunately the high cost of living presents too much of an obstacle for my family. If it was just about me I would have accepted the offer.”

“New hires and students should be given some place to stay even if it is for a first couple of months until they find their feet in San Francisco. The rental prices are insane on its own plus having to put down a massive deposit it just unbearable when you first enter the city.”

(From surveys of graduate students declining offers of admissions)
What is UCSF Doing?

- **Goal:** Increase inventory AND keep campus housing rental rates well below market.
  - Market rate for 1-bedroom is ~$3,460; UCSF rate to students for 1 bedroom is $2,300 (as of November 2015).
  - Typically increase annual campus housing rates by only 4%.

- **Quantifying the Problem:** Gathering stats on percentage of people who turn us down for admissions or employment due to cost of living in SF. Identifying the number and type of units we need to meet demand.

- **Specifying the Problem:** Recognizing that we cannot address the needs of all members of UCSF community, we are prioritizing:
  - Phase 1: Students and trainees (now)
  - Phase 2: Faculty in early 2016
  - Phase 3: Other populations mid-2016

- **Interacting and Participating with Existing Forums:** Mayor’s Office, Federal Reserve, Bay Area Council, etc.
What is UCSF Doing?

- **Developing more dense construction:**
  - Minnesota Street Planning
  - Parnassus Projects (reflected in LRDP):
    - UC Hall, Phase 1: 2021 [Planned for 64 units; looking at 70+]
    - UC Hall, Phase 2 & Millberry Union: 2035 [Planned for 188 units]

- **Making existing housing more dense by changing lease policies, e.g., allowing more than 1 person to rent a studio:**
  - Likely to add ~20-50 units.

- **Pursuing partnerships:**
  - UC Hastings College of Law: UCSF entered into a Letter of Intent to jointly develop new campus housing on 3 UC Hasting sites.
  - Could yield ~650+ units for UCSF (renovation plus new construction)
  - Housing to open ~2022 (phase 1) and 2025 (phase 2).
Map of Existing and Proposed Future UCSF Campus Housing

- **Existing Housing**
  - Avenue Houses Students
    - 98 Contracts
    - 102 Persons
  - Avenue Houses Faculty
    - 20 Contracts
    - 52 Persons
  - 145 Irving Street
    - 35 Contracts
    - 35 Persons
  - Block 20
    - 596 Contracts
    - 879 Persons

- **Proposed Housing**
  - Bayside Village
    - 14 Contracts
    - 22 Persons
    - Leased
  - Proctor Site
    - 32 Contracts
    - 32 Persons
  - Millberry Union Towers
    - 83 Contracts
    - 83 Persons
  - UC Hall
    - 169 Contracts
    - 212 Persons
  - Minnesota Street
    - TBD Contracts
    - Pending Environmental Review
  - UC Hastings
    - >785 Contracts
    - (combined UCSF/UC Hastings)
    - Pending Environmental Review
Estimated Timeline

- Pre-Design: Ongoing
- CEQA Process: Spring 2016
- Design: Summer 2016
- Regents’ consideration: May 2017
- Occupancy: Summer 2019

* RFO – Request for Offers
### 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
UCSF Community Planning Principles

Organization of the Community Planning Principles

- Community Consultation
- Community Notification
- Cushioning of Impacts
- Community Involvement Mechanism
Dogpatch Neighbors Lead Walkabouts

December 2015
Dogpatch Neighbors Lead Walkabouts

January 2016

Please fill out the green ‘Walkabout contact me’ card if you would like to join us
Community Discussion