Minnesota Street Properties
Community Workshop
Planning for Design

3/17/2016
Minnesota Street Properties: Community Workshop

Agenda

1. Introduction
2. Analysis of previous community workshop
3. What UCSF is able to commit to at the Minnesota Street Properties
4. What UCSF is unable to commit to at the Minnesota Street Properties
5. What UCSF is still evaluating at the Minnesota Street Properties
6. Next Steps
7. Questions & Answers
Analysis of Previous Community Workshop
Group 2
Group 3
Summary of Groups

GROUP 1

GROUP 2

GROUP 3

GROUP 4

Active Use
Building Facilities
Community Room
Entry
Ground Floor Res.
Loading and Servicing
Parking
Parking Entry
Street Improvement
Program Hotspots

ACTIVE USE

BIKE PARKING

BUILDING FACILITIES

COMMUNITY ROOM

ENTRY
Program Hotspots

GROUND FLOOR RESIDENTIAL

LOADING AND SERVICES

PARKING

PARKING ENTRY

STREET IMPROVEMENT
What UCSF is able to commit to at the Minnesota Street Properties
Respect 58’ height limit

- Building to height limit is the only way to achieve total number of student housing units UCSF needs to achieve at these properties.

- UCSF will continue to study opportunities for variety and articulation in massing and architecture in order to respond to surrounding context, reduce apparent massing and maximize access to sun and light.
Focus active uses on Minnesota Street

- UCSF will minimize retail space to maximize housing on Minnesota Street Properties in order to achieve UCSF’s stated goal for this project to provide more student housing.

- Active uses could include neighborhood serving retail, building amenities and/or building entrances.
Provide pedestrian connections along either side of 18th Street overpass

- UCSF is committed to providing pedestrian connections along both sides of the 18th street overpass to improve neighborhood connectivity for pedestrians and cyclists.

- UCSF will continue to study the appropriate character and dimension of these spaces in order to make them a safe, comfortable and attractive neighborhood space.
Explore sidewalk improvements along Minnesota and Indiana Streets

- UCSF will explore greening of street frontages in collaboration with the Green Benefit District, using the Greening Vision Plan as a guide.

- The design of sidewalks will be responsive to ground floor program and neighborhood context.
Explore improvements to space below 18th Street overpass and 18th Street and Minnesota Street intersection

• Space below 18th Street overpass is City owned land.

• UCSF is working with, and will continue to work with, the City to explore opportunities for space below 18th Street overpass.

• UCSF will explore improvements to 18th Street and Minnesota Street intersection in collaboration with the City and the Green Benefit District, using the Greening Vision Plan as a guide.
UCSF will continue its commitment to sustainability and resiliency

- Building performance will be in line with the intent of the San Francisco Green Building Ordinance AB093.
- Design a project that supports the UC policy of being a carbon neutral university system by 2025.
- Outperform 2013 California Building Code, Title 24 (energy code) by 20%.
- Participate in the PG&E Savings by Design Program.
- Solar Zone area shall be maximized to the extent possible, but not less than 15% of the roof area.
- Support the UC policy and UCSF campus-wide water consumption reduction goals, in line with the Federal Government’s Executive Order establishing a goal to reduce growth adjusted potable water consumption by 36% by 2025.
- Achieve minimum LEED Silver certification for New Construction.
- No Living Building Challenge Red List materials exposed to the building’s interior environment.
- Provide stormwater management from a watershed perspective in a location-wide, comprehensive way.
- Buildings to be resilient to certain foreseeable events (i.e. earthquakes, sea level rise, or other natural disasters) either by maintaining functionality, or regaining functionality within a specified period of time.
UCSF will continue its commitment to Transportation Demand Management strategies

- Continue UCSF shuttle service to Minnesota Street
- Provide car share at Minnesota Street Properties
- Provide bike parking at Minnesota Street Properties
- Continue to encourage students and UCSF employees to use public transit
- Minimize parking at Minnesota Street Properties to the extent possible
Student / Trainee housing units at Minnesota Street Properties

- 28% 2 bedroom units / 20% studio units / 52% efficiency units
- 630 housing units is the maximum number to be studied
- Maximum estimated population based on unit mix and maximum number of units: 765  correction 830
- UCSF intends to furnish student housing units in order to minimize impacts of move in / move out
What UCSF is unable to commit to at the Minnesota Street Properties
What UCSF is unable to commit to at the Minnesota Street Properties and why

- UCSF is unable to provide public access to any interior open space at the Minnesota Street Properties
  - Providing public access to any interior space poses security challenges and concerns
- UCSF is unable to provide a full service grocery store at the Minnesota Street Properties (UCSF is still considering the viability of a small convenience store)
  - Providing a grocery store would require too much building space, undermining UCSF’s goal of providing housing
  - Providing a grocery store at this location poses challenges both to the design of the building and surrounding neighborhood including, but not limited to: increased traffic, parking and additional loading and servicing requirements
What UCSF is still evaluating at the Minnesota Street Properties
What UCSF is still evaluating at the Minnesota Street Properties

- Location of parking: either above grade or below grade parking
- Total amount of parking
- Location of parking access / egress
- Location of building loading and servicing
Next Steps
Project Timeline
Questions & Answers