Agenda

1. Welcome
2. Agenda Overview
3. Near-Term Mission Bay Space Needs
   ➔ Discussion
4. LRDP Planning Process Overview
5. LRDP/Mission Bay Campus
   A. Proposed Physical Plan
   ➔ Discussion
   B. Proposed Transportation Plan
   ➔ Discussion
6. Topical Discussion Groups
   A. LRDP/Mission Bay Urban Design
   ➔ Discussion
   B. LRDP/Mission Bay Transportation
   ➔ Discussion
7. Adjourn
NEAR-TERM MISSION BAY SPACE NEEDS
Near-Term Mission Bay Space Needs

• UCSF has initiated a process to identify near-term office space in the Mission Bay area
  – Part of a strategy to reduce the University’s operating costs by consolidating campus work sites from multiple locations that UCSF leases and owns throughout San Francisco
  – Leases on these remote properties will expire in coming years, before UCSF’s new LRDP is expected to be in place

• Request for Qualifications/Proposals process underway to identify opportunities for 300,000 square feet of office space near UCSF’s Mission Bay campus

• If UCSF decides to move forward with a specific proposal, an agreement could be finalized later in the year

• UCSF will engage the community in any plans to acquire space in accord with the UCSF Mission Bay Planning Principles
LRDP PLANNING PROCESS
OVERVIEW
LRDP Planning Process Overview

LRDP OVERSIGHT COMMITTEE (Monthly Meetings Throughout)

2011
- Quantification of 2035 space needs
- Analyze physical options for meeting space needs

2012
- Options analysis
- Refinement/further analysis

2013
- Develop preferred plan and prepare draft LRDP
- Review of draft & final LRDP & EIR

2014
- Prepare final LRDP
- Publish final LRDP
- Regents approval

Public hearing

Community Advisory Group (meetings throughout)
- Initial study
- Review of draft & final LRDP
- Refinement/further analysis
- Options analysis

Joint Oversight/CAG Delegation meetings
- Community Workshops
LRDP
PROPOSED PHYSICAL PLAN FOR MISSION BAY
Mission Bay Community Workshop #1

Major Themes/Feedback

• Somewhat taller, well-designed buildings can break up visual monotony and allow for more open space.

• Must address traffic, circulation and other impacts of UCSF’s growth.

• Improve connectivity to transit and other shuttle providers, and be mindful of accommodating bicyclists.

• Understand need for entitlement increase to accommodate future growth, but need to balance growth by providing new campus housing.

• Encouragement of density, vitality, and active street frontages.

• Support for UCSF’s research, clinical and teaching activities.
Modifications to Proposed Plan in Response to Feedback

• Variety in form and height
  – Blocks 15, 18, 25B add height variety – at optimal locations
  – Within housing block – wide range of heights
  – Shadow analysis confirms no added shade to Commons

• Improve pedestrian experience along streets and ways
  – Garage pulled back from Owens with office building at the street
  – Eliminates potential conflict of 6th Street & Gene Friend Way
  – Suggests retail pavilions within Koret Quad

• Balance growth with increased, and dispersed housing
  – Block 15 selected for housing to maximize units and beds

• Provide high quality recreation for UCSF and shared users
  – Full-size sports field on Block 18, addressing major student concern
  – Offering shared times with community, understanding UCSF priority
PROPOSED PHYSICAL PLAN

PROPOSALS

Block 15: Increased Housing

Block 16: Central Plant/EH&S as an option

Block 18: Full-size Soccer Field and Office Tower

Block 23A: Signature Research Building

Block 25B: Increased Research/Office in Tower
Block 16 has entitlement capacity for two research buildings in the event that the proposed CUP is not built. If the CUP is built, the extra research space can be reallocated elsewhere on the campus site.
New Housing
398,700 sf
523 units
668 beds

Total Housing
808,800 sf
954 units
1,264 beds

New Research/Instruction/Office
984,300 sf

Total Research/Instruction/Office
2,333,400 sf
Mission Bay Proposed Physical Plan

Key Components

• 808,800 gsf of the proposed entitlement increase of 991,800 will be for housing (existing and future), none of which was envisioned in the original master plan

• Includes up to 398,700 gsf of new residential space for campus housing on Block 15 (up to 668 beds/523 units)

• Accommodates the 724,000 gsf of research space projected to be needed through 2035

• Accommodates the 28,000 gsf of instruction space projected to be needed through 2035 at Mission Bay

• Includes a full-size sports field on Block 18, permanent child care and additional retail space

• Includes increased building height and density on Block 15 and the 18A and 25B building sites
1999 Master Plan
- base building height: 85 ft.
- 20% (5.2 acres) of developable campus area: 110 ft.
- 10% (2.6 acres) of developable campus area: 160 ft.

Today
- 1.1% (0.3 acres) of developable campus area: 110 ft.
- 0.6% (0.16 acres) of developable campus area: 160 ft.

Proposed
- 5.0% (1.4 acres) of developable campus area: 110 ft.
- 6.0% (1.7 acres) of developable campus area: 160 ft.
PROPOSED PHYSICAL PLAN: NEW DEVELOPMENT
PROPOSED PHYSICAL PLAN: NEW DEVELOPMENT
Building Envelope and Program Space, 25B
PROPOSED PHYSICAL PLAN: NEW DEVELOPMENT

Along Mission Bay Commons - 55'

RESEARCH / OFFICE
HOUSING
COMMUNITY CENTER
PARKING
OPEN SPACE / RECREATION
CLINICAL
ACTIVE MONTHS – ACTIVE TIMES*

*per Mission Bay Sunlight Access to Open Space Guidelines
Block 16:
- Additional research space could be developed if the Central Utility Plant is not built
- Facilities Management landscape yard in courtyard
- Centralized Environmental Health & Safety facility within Central Utility Plant
Block 15:

- Child care accommodated with housing
- If child care is located off-site, then an additional 15 beds in 12 units (10,000 gsf) could be added to the housing program
- UCSF Police would have a small amount of space in this building or in 23A
Block 18 Parking Structure:
- 11-story garage plus office building
- Ground floor 60 shuttles
- 10 floors 1,544 vehicles
- Entrance/exits on Nelson Rising Lane and Owens Street

Traffic Management
- Eliminates potential 6th Street conflict between pedestrians and traffic at Gene Friend Way