
Summary Report

Welcome & Overview

Dr. Sue Carlisle, Vice Dean of the UCSF School of Medicine, opened the meeting and invited attendees to share their ideas and questions related to the proposed development of a new UCSF research building at SFGH. Rachael Kagan, Chief Communications Officer for San Francisco General Hospital (SFGH), welcomed participants (on behalf of Sue Currin, Chief Executive Officer at SFGH) and provided a brief recap of the last community meeting. The facilitator, Daniel Iacofano of MIG, Inc., proceeded to give an overview of the evening's agenda. He invited community members to provide feedback on the proposed new UCSF research building concept, parking and circulation strategies and seismic safety upgrades for the existing buildings at SFGH.

Background Presentation and Discussion

The last community meeting was held on February 11, 2013. Discussion focused on three elements under consideration: UCSF interim seismic work on the red brick buildings 10-40 and 100; the proposed UCSF research building at SFGH (current site of the B/C parking lot); and parking options. At that time, Dr. Carlisle described the interim seismic work being contemplated to meet UC policy for building safety. The improvements could take place by the end of 2013, upon completion of the City's environmental review. The proposed new research building was introduced noting that it would house both "wet" and "dry" labs, with the building footprint yet to be determined. For more information about the previous community meeting, please go to <http://www.ucsf.edu/about/cgr/current-projects/proposed-ucsf-research-building-sfgh>

Proposals: Presentation and Discussion

Craig Peterson, Associate Director, Capital Programs presented preliminary site plan and massing concepts for the proposed Research Building on the SFGH campus. He showed both the maximum build out that City Zoning allows for the site and how, in the preferred concept, heights and massing, setbacks and articulation are being used to reflect the surrounding neighborhood context, light and human scale. He also presented information on a proposed parking solution and reviewed interim seismic measures from the February community meeting.

Kathy Jung, Director of Facilities & Support Services Planning & Facility Development for SFGH, offered information about planned changes to the campus following rebuilding of the new hospital.

Meeting participants engaged staff in discussion. Questions and comments are summarized below, organized by discussion topic (with responses from UCSF staff and consultants, at the meeting and subsequently, shown in italics):

Proposed UCSF Research Building:

- Why can't UCSF Mission Bay campus accommodate these needs rather than increase traffic with a new facility? We would prefer to see it located elsewhere.
 - *Mission Bay research buildings were developed for specific programmed space for other uses. The physicians currently working at SFGH need to preserve proximity to the hospital and labs for enhanced patient care.*

- Does UCSF have to conform to City Zoning codes?
 - *UCSF is not governed by local land use controls or zoning policies. However, as a general rule, UCSF makes good-faith efforts to meet the spirit and intent of local policies. For this site at SFGH, local zoning allows a building of two heights: a tower at 105' (with additional height for equipment) and 65' for the rest of the building. In this case, UCSF is proposing a smaller building with a variety of heights, keeping it lower than 55' along the south (23rd Street) and west sides, and staying at or below 80' elsewhere (with an additional 12 feet for mechanical equipment screen/penthouse).*
- Will UCSF buy the land?
 - *The agreement could be a long-term lease. The City is the property owner. UCSF would pay for the construction of the building.*
- Will hiring for the construction of the research building target local contractors and follow Mayor Lee's policy on local procurement?
 - *We are not familiar with all of the details of current City policy, but local hiring and contracting are priorities for UCSF as well. We inform bidders of this early on in the process and monitor performance after contracts are let throughout construction.*
- What is the height of the piece on top of the proposed building and what is the height in relation to the current hospital?
 - *The building height would be 80' which is considerably lower than the adjacent 105' hospital structure. For both buildings, roof top equipment screening adds additional height.*
- Have you done shadow studies?
 - *Conceptual studies were done at the 105' height, but not at the projected 80' building height. Shadow studies will be done at the reduced height.*
- Wasn't UCSF supposed to pay to retrofit the City buildings?
 - *City staff confirmed that there was no agreement or commitment to do so.*
- What happens to the historic brick buildings?
 - *The cost of retrofitting them for lab uses far exceeds that for other uses. The long-term intent is for the City to retrofit them. Currently the City has a backlog of other projects and retrofitting is not a part of the 10 year budget. It is possible that they may be leased to private entities, as there is demand for such space in the marketplace.*
- What architectural firm did the conceptual work in your presentation?
 - *Studio Architects for conceptual drawings and BMS Design Group for urban design / landscaping.*
- Will the building have a café / food service?
 - *It may, but it is too early to tell since we are still at the conceptual phase and not into design.*
- We want to know what uses that are currently at SFGH will be moved to the proposed research building.
- Provide open space that can be used by the surrounding community.
- Involve doctors in the design of the new research facility.

- The SFGH campus is too dense.
- Consider building a “skyway” from the garage to the building over 23rd Street

Parking and Circulation

- Why not build a parking garage underground?
 - *We explored that option and found it infeasible. We also looked at off-site parking, but there are no available lots.*
- How many ADA parking spaces will be lost?
 - *None. All ADA parking will be preserved on site.*
- Maintain existing parking spaces along Potrero.
- Place all new parking underground; keep the 23rd Street garage as it is.
- Address the cumulative traffic impacts of this project in conjunction with all other projects proposed in the surrounding region.
- Address congestion on 23rd and the shift that is happening onto 25th to get to Potrero.
- MUNI stop on 23rd “complicates things” but another neighbor stated that a lot of people use that bus stop (and public transit is a priority).
- Concern was expressed about the construction worker shuttles on Kansas from the Rebuild and about where our construction worker shuttles will run.

Planning Process

- At the meetings for the hospital rebuild, we were told that no other buildings were going to be constructed of this scale. What happened?
 - *Unlike the hospital construction project, this is not a City project, and was not anticipated. This project is being proposed because recent UC Regents policy requires staff to relocate from the campus’ brick buildings.*
- Will you fully disclose all future plans and proposals for new building projects at the site?
 - *Yes. UCSF heard clearly that neighbors want to be involved in the planning process. We value your input. We will return to the community during the environmental review process and to get community feedback on building design.*
- Can you clarify the distinction between concept and commitment?
 - *This is a concept that illustrates a proposed direction to see if we are on the right track.*
- When will the EIR process get underway? Will there be a public scoping meeting?
 - *There will be a public scoping meeting. It has not been scheduled yet, but could occur later this year.*
- Provide copies of the notes from first community meeting [see link below].
- Ensure that UCSF pays a fair price for the land they are intending to build upon – this is community-owned land.
- Enhance the pedestrian environment around the existing and proposed new facility to improve safety and connectivity.

- Outreach information:
 - *Bilingual advertisements were published in 3 newspapers – El Tecolote, San Francisco Bay View and the Potrero View.*
 - *Supervisors Campo, Avalos and Cohen posted notices of the meeting in their email notification lists and newsletters for their constituents.*
 - *Bilingual meeting notices sent to approximately 2,800 neighborhood businesses, residents and organizations*
 - *Emails to over 500 community contacts and announcements on blogs*

For additional information, please access this web page link with the agenda and PowerPoint presentation from this meeting and the previous meeting. This page also includes information about UCSF Research at SFGH, our longstanding partnership and describes the proposed project:

<http://www.ucsf.edu/about/cgr/current-projects/proposed-ucsf-research-building-sfgh>