Community Meeting on Proposed Building Design for Block 33 in Mission Bay

UCSF Community & Government Relations
Agenda

- Welcome
- Overview
- Proposed Building Design
  - Context
  - Scale and Massing
  - Circulation
  - Ground Floor Activation
- Landscape Design Concept
- Construction Logistics and Schedule
- Questions and Community Feedback
Overview

- Blocks 33-34 (Mission Bay “East Campus”) acquired by UCSF in August 2014

- Entitled for 500,000 gsf, plus 500 parking spaces
  - Phase 1: 340,000 gsf building, plus temporary surface parking
  - Future Phase 2: 160,000 gsf building, plus 500 space parking structure
Overview

• Phase 1 Program (Block 33)
  • Desktop research, administrative offices, outpatient clinics, support space
  • Consolidation of programs from Laurel Heights, Parnassus Heights, Mission Center, and leases
  • Office of Community Investment and Infrastructure (OCII) “Secondary Use Determination” to allow outpatient clinical uses

• Conforms to Mission Bay South “Design for Development” for height, bulk, setbacks, maximum tower floorplate and other design matters

• Vehicular and pedestrian circulation carefully planned with respect to adjacent Golden State Warriors Event Center
Design Considerations

• Mandatory standards and general guidelines for development in Mission Bay South.
  • Standards address topics such as height, bulk, open space, sun, wind, parking, and signage.
  • Guidelines recommend urban design concepts to provide consistency among projects and promote active uses on the ground floor.

• **Setbacks**: Enhance the unique character of each street.

• **Massing and Form**: Build to frame a human-scaled approach for the site.

• **Entry Plaza Location & Guidelines**: Design the plaza to give a sense of arrival at the corner of Third and 16th Street.

• **Drop-Off Plaza Location & Guidelines**: Provide a welcoming mid-block open space that is integrated with the building design.
Design Considerations

- **Active Ground Floor:** Design an inviting, vibrant urban experience. Improve the Third Street experience for pedestrians.

- **Differential Settlement:** Design proactively for ongoing environmental and infrastructural change: find creative ways to incorporate the consequences of differential settlement and sea-level rise into the building and landscape design.

- **Architectural Identity:** Provide an architectural identity for the East Campus of UCSF that is distinct in appearance and character from the existing UCSF Mission Bay campus.
Scale & Massing
16th Street & 3rd Street
Illinois Street & Paseo
Main Entry Plaza
Cafe
Clinic Entry from 3rd Street
Drop Off Plaza
Landscape Concept

CONCEPT DIAGRAM

neuroscience inspiration

paving pattern
Landscape Concept

HISTORICAL PRECEDENT
Landscape Concept

SITE PLAN

LEGEND
A. MAIN PLAZA
B. COFFEE / BIKE STORAGE
C. PASEO - 3RD STREET
D. PASEO - ILLINOIS
Landscape Concept

PRECEDEDENT IMAGERY

- Main entry plaza
- Playful sensory art
- Tactile screen wall
- Sculptural site furnishings
- Platform seating & tree planter
- Gathering opportunity along paseo
Landscape Concept

PERSPECTIVE VIEW
3RD STREET
Landscape Concept

PERSPECTIVE VIEW
3RD STREET CAFE
Landscape Concept

PERSPECTIVE VIEW
ILLINOIS STREET
Construction Logistics
Construction Schedule

Design: August 2016 to July 2017
Construction: June 2017 – May 2019
Occupancy: June 2019
Questions