

DCTF SCORECARD

UCSF performance to date on community requests v. 2, eff. 1/12/2017

PERFORMANCE SUMMARY:

Transparency: 1 of 2 requests Met, or 50% Satisfactory, (line 1.3 excluded).

Cooperation: 0 of 4 requests Met, or 0% Satisfactory, (line 2.5 consolidated in Mitigation/Cushioning).

Total: 1 of 6 requests Met, or 16.6% Satisfactory, (2 items excluded or consolidated elsewhere).

	Category	Request	Met (1 point)	Not met (0)	Incomplete or insufficient response ¹ (0)	Feedback
1.1	Transparency	Identify planned use for all 5 UCSF Dogpatch properties			0	<p>Incomplete. No information provided for the 777 Mariposa property. Whether a use has been approved (internal at UC) or not, UCSF Planning could estimate square footage and daily occupancy using a zero lot line, max height, max density assumption (as seen on the other acquisitions). This could be done as a range across two general architectural typologies: A. office, B. residential.</p> <p>Request: Provide an estimate for the reasonably foreseeable 777 Mariposa future plans by Feb. 1, 2017, as this bears on the active DEIRs.</p>
1.2	Transparency	Provide schedules for each project: CEQA and other approvals	1			<p>Complete. Thank you!</p> <p>Request: As the schedule evolves, please provide timely updates.</p>
1.3	Transparency	Provide schedules for each project: Demolition and construction	--	--	--	N/A, not yet available.

¹ UCSF response is not actionable or lacks tangibility/concreteness.

Category	Request	Met (1 point)	Not met (0)	Incomplete or insufficient response ¹ (0)	Feedback
2.1	Cooperation Guarantees of no further UCSF intrusion into Dogpatch			0	<p>Incomplete. No full and complete response to this request. Campus expansion is best focused elsewhere. Expansion in Dogpatch creates significant imposition on neighborhood character and the Historic District. UC is best fit within larger-scaled planned developments such as the Chase Arena site, Pier 70, and India Basin. These developments will build infrastructure (streetscapes-transportation-open space) as part of their respective D4D processes. The scale and character of these developments, along with their new infrastructure, is more appropriate to the density UCSF generally demands of its parcel acquisitions than Dogpatch.</p> <p>Request: Formal agreement stopping all further intrusion into Dogpatch.</p>
2.2	Cooperation Rescind the medical overlay created in the 2009 Eastern Neighborhoods Plan			0	<p>Incomplete. UCSF did not directly respond, but rather passed the ball to OEWD. In the 11/28/16 DCTF meeting, OEWD explained the SUD as beneficial to local job creation. Community representatives, led by Small Business Commission President Mark Dwight, clarified the concern that the type of business development the Medical and Life Sciences SUD fosters is one inconsistent with neighborhood character. The community expressed to OEWD a desire to spur area opportunities for makers and manufacturers, creative arts and fine art related businesses (e.g. new DoReMi workshops and galleries).</p> <p>Request: In light of coming land use opportunities nearby and outside of Dogpatch, we request UCSF to support and facilitate a recension of the SUD through their special relationship with OEWD.</p>

2.3	Cooperation	Request	Met (1 point)	Not met (0)	Incomplete or insufficient response ¹ (0)	Feedback
		Improve public transportation - in the Mission Bay/Dogpatch area and between Parnassus and Mission Bay			0	<p>Insufficient. UCSF has offered to improve its own shuttle services, and advocate for better SFMTA services while participating in long term projects related to regional ferry service, Caltrain electrification, DTX, and California High Speed Rail.</p> <p>This response lacks funding commitment and local neighborhood sensitivity in terms of, 1. Implementation timing paced to UCSF parcel development; 2. Service level affordances for 1 seat rides directly benefiting Dogpatch, Potrero Hill and Mission Bay residents impacted by UCSF expansion.</p> <p>Request: Working in collaboration with City agencies, evaluate, budget, fund, and bring into service the three requested bus line improvements by Certificate of Occupancy for the first completed UCSF project in Dogpatch.</p>

2.3	Cooperation	Request	Met (1 point)	Not met (0)	Incomplete or insufficient response ¹ (0)	Feedback
		Provide new and safer bike routes and crossings			0	<p>Insufficient. Managing bicycle and pedestrian connectivity south of Mariposa Street should be a higher priority for UCSF as it expands outside of its Mission Bay campus.</p> <p>Minimal traffic calming action taken at 18th and Minnesota (temporary signage). No action toward planning future circulation around the proposed Minnesota Street Housing and the proposed Psych Center.</p> <p>DNA and Potrero Boosters requested hire of a transportation consultant (November and December DDC meetings) to evaluate circulation of pedestrians, bikes, and other vehicles around the student housing site with an emphasis on safely connecting Dogpatch and lower Potrero Hill with the Mission Bay campus. No action taken as of 12/5.</p> <p>This request is particularly important because the current UC and City planning has considered only North-bound bike and pedestrian flow above Mariposa Street--overlooking key neighborhood connectivity in Dogpatch and lower Potrero. This is well evidenced by, 1. Limitations of the Owens-Mariposa streetscape redesign, 2. Flow of Mariposa Park pedestrian and bicycle to Campus, but not West to lower Potrero Hill nor South to Dogpatch, Bayview... 3. Sharrows connect busy Mariposa Street but afford minimal rider safety.</p> <p>Request: In addition to discussions with SFMTA and the bike coalition, add a transportation consultant to the Design and Development meetings to assure building design supports best multimodal safety, circulation, and connectivity. Use the provided community plan (The Dogleg) as a departure point.</p>

2.4	Cooperation	Expand local hire efforts, including non-construction jobs	Met (1 point)	Not met (0)	Incomplete or insufficient response ¹ (0)	Feedback
2.5	Cooperation	Work with Rec Park to ensure park use permits do not further degrade Esprit Park				<i>Request consolidated in mitigation/cushioning.</i>

Incomplete. UCSF response does not meet baseline of comparable programs, e.g., CMPC.

In the summer of 2013, after a long community process and City Hall hearings, CPMC and the City entered into a Development Agreement that included specific upgrades to a significant local-hire program. The upgrades included specific goals for hiring in a range of specific occupations, and the creation of a fund dedicated to job training and job retention.

Request: UCSF to evaluate the standards set in the CPMC Development Agreement; compare to efficacy of current UCSF programs; report back for further discussion and satisfaction of this request.

	Neighborhood Integration: Building Design	Reasonable height and bulk - Reduce size of student housing from 610 units back to 500-550 units as per original UC verbal proposals to neighborhood				
	Neighborhood Integration: Building Design	Reasonable height and bulk - Modulate facades and roofline to minimize bulk				
	Neighborhood Integration: Programming & Adaptive Reuse	Use CalSteam property for student housing, Youth and Family Psych Center.				
		Keep UC academic departments on campus, i.e. no Psych. department in Dogpatch				
		2130 Third St. site absorbs UCSF student/faculty/staff housing at appropriate neighborhood density and building scale with ground floor community retail.				

		Adaptively Reuse 600 Minnesota to both preserve a historic resource, offer neighborhood serving retail and maintain neighborhood character				
	Urban Design	Maintain the Dogpatch neighborhood design norms found in recent private development.				
	Design Opportunities	Include neighborhood-serving business (grocery, etc.) at ground floor of student housing + associated customer parking				
	Design Opportunities	Incorporate urban park spaces into the building design, which are open to both students and their neighbors				
		18th Street area: Pull back buildings 15' or more from overpass				
		Use of the underside at Indiana as public open space				

		Enhancements to pedestrian travel on the overpass				
		Explore ways in which UC constituent services can also benefit neighbors and reduce negative impacts				For example: A communal “pick-up, drop-off center” an off-street loading and unloading for receipt of packages and other deliveries and for rideshare, perhaps with other services like dry cleaning, sandwiches, etc. could both centralize needed services and reduce congestion
	Mitigation [Cushioning]	Endowment: Establish and contribute to an endowment equal to annual property tax calculation on UCSF parcels for the Central Waterfront				
	Mitigation [Cushioning]	Traffic: Minimize the impact of UCSF student, employee and patient operations on the neighbors				
	Mitigation [Cushioning]	Traffic: Improve pedestrian and bike crossings at 16th, 18th, Mariposa, 3rd				

	Mitigation [Cushioning]	Traffic: Calm traffic on residential streets surrounding the UCSF projects - Minnesota, Indiana, Tennessee, Pennsylvania, Mariposa - shared space, bulb-outs, traffic circles, chicanes, etc.				
	Mitigation [Cushioning]	Traffic: Address connectivity and safety issues for bike, car and pedestrians district-wide – especially at freeway entrances that are only one lane and now block local traffic like 25th Street at Penn, AND E-W bottle necks like 7th, and 16th, 17th at Potrero for example				
	Mitigation [Cushioning]	Traffic: Create community parking lots to offset unmitigated parking impacts: south of Ceasar Chavez, under 280 @ 22nd Street, and under 280 along Iowa				

	Mitigation [Cushioning]	Open Space: Fund capital improvements for Esprit Park renovation				
	Mitigation [Cushioning]	Open Space: Fund ongoing maintenance budget for Esprit Park				
	Mitigation [Cushioning]	Open Space: Contribute annual assessment fees for all UCSF Dogpatch properties to the Green Benefit District	1			Verbal agreement given.
	Mitigation [Cushioning]	Open Space: Mitigation for existing recreation space impacted by development (Jackson; Potrero Rec Center)				
	Mitigation [Cushioning]	Open Space: Acquisition and conversion of Dogpatch soft site into permanent open space.				

	Mitigation	Construction: Alter student housing staging plans to utilize on-site and Indiana locations and access and to reduce impacts on Minnesota Street residences.				
	Mitigation	Construction: Create and publish plans with extra precautions for demolition of a lab-tested contaminated building across from Minnesota homes with infants and toddlers.				
	Cushioning	Woods Yard - park redesign				
	Cushioning	Add open space for active recreation that is free and open to the public (tennis, basketball, volleyball etc.)				

	Cushioning	Acquire land in Dogpatch equivalent or greater than Esprit Park for a new public park AND other open space opportunities for programming shared space at strategic locations in Dogpatch such as: land for people and off-leash dogs. ie: park for off leash dogs at 19th St & Pennsylvania adjacent to freeway				
	Cushioning	Create a public community garden				

		Community Facilities: Financial support to establishment a community meeting, education & programmed space - Financially support the conversion of the historic police station at 3rd and 20th Streets to create a community hub - adaptive reuse of the site buildings, funding for furniture and fittings, sustaining endowment.				
		Streetscape: Fund and execute streetscape Improvements that are NOT included in Mitigation - Incorporate the same level of improvements on Indiana, Minnesota, Tennessee streets, from Mariposa in the North to 20th streets to the South				
	Ongoing Communication with Neighborhood	Neighborhood feedback and approval of UCSF shuttle routing.				

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