Assessing Impacts – Three Buckets

CEQA, Design and Cushioning

Three routes for assessing impacts of UCSF development:

• **Design Process**: To address building design (including response to DNA design guidelines), landscaping, open space, response to neighborhood character and history, etc.

• **CEQA Process**: To identify and mitigate any significant environmental impacts.

• **Cushioning Process**: To identify and “cushion” impacts of UCSF development projects NOT addressed through design process or CEQA.
Agenda

I. Welcome and Introductions
II. Agenda Overview
III. Initial Facilitated Discussion:
   ▪ Describe your desired outcomes from this process
IV. Review of Task Force Organizing Framework and Planning Process
V. Brief Presentation on History, Background and Context
VI. Managing Growth in Dogpatch
VII. Facilitated Discussion:
   ▪ Identify key issues, challenges and topics to be addressed
VIII. Public Comment
IX. Review of Task Force Schedule and Next Steps
Desired Outcomes Discussion
DCTF Organizing Framework

- Purpose and Charge
- Task Force Member Responsibilities
- Operating Principles
- Task Force Membership and Participation
- Meeting Schedule
UCSF MISSION BAY

UCSF Dogpatch Neighborhood Planning Process

PHASE I: Goals, Issues, Opportunities
- Task Force Community Meeting 1 (September 29, 2016)
- Task Force Community Meeting 2 (October 24, 2016)
- Task Force Community Meeting 3 (November 28, 2016)
- Walkabout (October 13, 2016)

PHASE II: Concept Development
- Task Force Community Meeting 4 (January 19, 2017)
- Task Force Community Meeting 5 (February 22, 2017)
- Phase I Summary Memo
- Phase II Summary Memo
- Options for Lessening and “Cushioning Impacts”

PHASE III: Draft and Final Project Report
- Task Force Community Meeting 6 (March 21, 2017)
- Draft Report
- Final Report
- Recommended Cushioning Actions

Dogpatch Neighborhood Existing Conditions Assessment

September 2016 October November December January 2017 February March

6  Dogpatch Community Task Force 9/29/2016 – Meeting #1
Cushioning Process

• Per the Community Planning Principles in UCSF’s 2014 Long Range Development Plan, this community process was organized through a sub-committee of the UCSF CAG.

• The goal is to engage residents and community organizations that are:
  o Vested in planning for the future of Dogpatch and the dramatic residential growth and development currently in the pipeline
  o Committed to at least 80% participation in all task force meetings
  o Willing to collaborate

• All meetings are being advertised and are open to the public.
Dogpatch Community Task Force

• This community process is expected to continue through March 2017. The meeting schedule:
  o Thursday, September 29, 2016
    ▪ Thursday, October 13 Walkabout – 5:00 pm (location TBD)
  o Monday, October 24, 2016
  o Monday, November 28, 2016
  o Thursday, January 19, 2017
  o Wednesday, February 22, 2017
  o Tuesday, March 21, 2017

• All meetings will begin at 6:30 pm at the UCSF Mission Bay Campus, Genentech Hall, Room N-114.
How We Got Here: History, Background and Context
UCSF’s Long Range Development Plan (LRDP) guides the university’s physical development over a period of approximately 20 years.

The University of California Board of Regents approves the LRDP and major amendments.

UCSF’s current LRDP, which has a planning horizon of 2035, was approved by the Regents in November 2014.
UCSF Long Range Development Plan

2014 LRDP proposals include:

- Address seismically challenged buildings at Parnassus Heights, Mount Zion, and ZSFG
- Construct new hospital addition at Parnassus Heights
- Develop additional research capacity and complete Phase 1 of the Medical Center at Mission Bay
- Create new campus housing, child care and open space
- Consolidate remote/leased sites
Evolution of Mission Bay Campus

- North Campus
  - 1997, 43 acres

- South Campus (Medical Center)
  - 2005, 14.5 acres

- East Campus
  - 2014, 3.8 acres

- Functional Zones inform planned development
## Mission Bay Campus – 2016 Status

<table>
<thead>
<tr>
<th>Campus</th>
<th>Total Capacity</th>
<th>Completed to date</th>
<th>In Progress</th>
<th>% Complete and In Progress</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Campus (42.3 acres)</td>
<td>3,641,800</td>
<td>2,195,500</td>
<td>300,000</td>
<td>69%</td>
</tr>
<tr>
<td>South Campus (14 acres)</td>
<td>1,787,000</td>
<td>869,500</td>
<td>170,000</td>
<td>58%</td>
</tr>
<tr>
<td>East Campus (3.8 acres)</td>
<td>500,000</td>
<td>--</td>
<td>340,000</td>
<td>68%</td>
</tr>
<tr>
<td><strong>Total (60.2 acres)</strong></td>
<td><strong>5,928,800</strong></td>
<td><strong>3,065,000</strong></td>
<td><strong>810,000</strong></td>
<td><strong>65%</strong></td>
</tr>
</tbody>
</table>
Mission Bay Leased Space
UCSF Dogpatch Project Information

- 654 Minnesota
  - UC Police Department, administrative offices

- 2130 Third Street
  - Donor-acquired property for proposed Department of Psychiatry Child, Teen and Family Center (an outpatient community clinic)

- 566, 590 and 600 Minnesota Street
  - Proposed development of approximately 610 units of affordable housing for UCSF graduate students and trainees

- 777 Mariposa
  - This property was recently acquired by UCSF. There is an ongoing process for final determination of eventual use for the site. The building currently houses Cal Steam, a plumbing supply company. UCSF plans to honor Cal Steam’s lease through its term of approximately two years and possibly longer.
# Dogpatch - Estimated Project Timelines

<table>
<thead>
<tr>
<th>Event Type</th>
<th>Dogpatch 2130 Third St.</th>
<th>Minnesota St. Graduate Student &amp; Trainee Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEQA Environmental Review process</td>
<td>May ‘16 – March ‘17</td>
<td>April ‘16 – Feb ‘17</td>
</tr>
<tr>
<td>Initial Study Scoping Meeting</td>
<td>June 9, 2016</td>
<td>August 17, 2016</td>
</tr>
<tr>
<td>DEIR Public Hearing</td>
<td>Winter 2016-17</td>
<td>Winter 2016-17</td>
</tr>
<tr>
<td>EIR Certification</td>
<td>Spring 2017</td>
<td>Spring 2017</td>
</tr>
<tr>
<td>General Community Meetings</td>
<td>Nov ‘15 – Feb ‘17</td>
<td>Nov ‘15 – Feb ‘17</td>
</tr>
<tr>
<td>Design Process</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Start Construction</td>
<td>Spring 2018</td>
<td>Spring 2017</td>
</tr>
<tr>
<td>Complete Construction</td>
<td>Spring 2020</td>
<td>Summer 2019</td>
</tr>
<tr>
<td>Occupancy</td>
<td>Summer 2020</td>
<td>Summer 2019</td>
</tr>
</tbody>
</table>
Dogpatch

Neighborhood Transition Overview
Overview

- Introduction
- Dogpatch in Transition
- Community Response
- Community Priorities
- Next Steps
• Bruce Kin Huie
  • President, Dogpatch Neighborhood Association
  • Vice Chair, Eastern Neighborhoods CAC
• JR Eppler
  • President, Potrero Boosters
• Janet Carpinelli
  • GBD Board Member, Greentrust Board Member, past DNA President
• Susan Eslick
  • GBD Board Member, Friends of Dogpatch Arts Plaza (DAP), past DNA President

Introduction—UCSF CAG
263 units
320 units
116 units
112 units
109 units
94 units
129 units
120 units

NRG Site
Associate Capital
Pier 70 Development
Forest City
Cor-o-Van
Walden Development
Warriors
Arena
Minnesota
Street Project
22nd & Third
Rebuild
Potrero
Homeless
Navigation

1  790 Pennsylvania, 300 units
2  645 Texas, 94 units
3  888 Indiana, 360 units
4  650 Indiana, 116 units
5  500 Indiana, 17 units
6  950 Tennessee, 129 units
7  888 Tennessee, 112 units
8  901 Tennessee, 41 units
9  2290 Third, 71 units
10 2230 Third, 37 units
11 815 Tennessee, 69 units
12 777 Tennessee, 59 units
13 2092 Third, 19 units
14 595 Tennessee, 17 units
15 2052 Third, 94 units
16 2177 Third, 109 units
17 1201 Tennessee, 259 units
TOTAL NEW UNITS 1906

WILDCARDS
* UCSF student housing
** Pier 70 (1000-2000 units)
*** Potrero Power Plant

Caltrain 1298 new units within 1/4 mile (642)
T Lightrail 1512 new units within 1/4 mile (961)
48 Bus 1872 new units within 1/4 mile (989)
22 Bus 1253 new units within 1/4 mile (883)

New developments on average are about twice as dense as existing housing in Dogpatch.
• Change is constant
• Next 36 months (2016-2019) is most active change
• Current builds denser than earlier builds
• UCSF proposed student housing is the most dense of all current builds
• Dogpatch is infrastructure poor
• Dogpatch is remote due to physical and manmade geography

Summary
• Neighborhood Groups
  • Dogpatch Neighborhood Association (DNA)
  • Potrero Boosters Neighborhood Association

• Business Groups
  • Dogpatch Business Association (DBAsf)
  • Potrero & Dogpatch Merchants Association (PDMA)

• Other groups
  • Dogpatch Consortium – Working Group
    • 3 community groups, 3 city agencies
    • 2 sports teams and 11 real estate developers
  • Dogpatch & NW Potrero Hill Green Benefit District (GBD)

Community Response
• Largest neighborhood housing boom since World War II
• Dogpatch est. population to double by Summer 2017
  • From less than 2,000 to ~ 4,000 residents in a year
<table>
<thead>
<tr>
<th>PROJECT</th>
<th>ADDRESS</th>
<th>UNITS</th>
<th>AVAILABLE</th>
<th>INTERSECTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Knox</td>
<td>645 Texas</td>
<td>91</td>
<td>4Q16</td>
<td>22nd at Texas</td>
</tr>
<tr>
<td>ABACA</td>
<td>1201 Tennessee</td>
<td>263</td>
<td>1Q17</td>
<td>23rd a Third St</td>
</tr>
<tr>
<td>O&amp;M</td>
<td>650 Indiana</td>
<td>116</td>
<td>1Q17</td>
<td>Indiana at 19th</td>
</tr>
<tr>
<td>AvalonBay</td>
<td>800 Indiana</td>
<td>320</td>
<td>2Q17</td>
<td>Indiana at 20th</td>
</tr>
<tr>
<td>Raintree Partners</td>
<td>2177 Third St</td>
<td>109</td>
<td>3Q17</td>
<td>Third at 18th</td>
</tr>
<tr>
<td>Oryx Partners</td>
<td>950 Tennessee</td>
<td>108</td>
<td>1Q18</td>
<td>Tennessee at 22nd</td>
</tr>
<tr>
<td>Shekemian Group</td>
<td>888 Tennessee</td>
<td>112</td>
<td>3Q18</td>
<td>Tennessee at 20th</td>
</tr>
<tr>
<td>UCSF</td>
<td>560, 580 &amp; 600 Minnesota</td>
<td>610</td>
<td>3Q19</td>
<td>Minnesota at 18th</td>
</tr>
<tr>
<td>DM Development</td>
<td>2290 Third</td>
<td>71</td>
<td>TBD</td>
<td>Third at 20th</td>
</tr>
<tr>
<td></td>
<td>2230 Third</td>
<td>37</td>
<td>TBD</td>
<td>Third at 19th</td>
</tr>
<tr>
<td>DM Development</td>
<td>815 Tennessee</td>
<td>69</td>
<td>TBD</td>
<td>Tennessee at 19th</td>
</tr>
<tr>
<td></td>
<td>901 Tennessee</td>
<td>41</td>
<td>TBD</td>
<td>Tennessee at 20th</td>
</tr>
<tr>
<td></td>
<td>595 Tennessee</td>
<td>20</td>
<td>TBD</td>
<td>Tennessee at Mariposa</td>
</tr>
<tr>
<td>Arcon</td>
<td>603 Tennessee</td>
<td>24</td>
<td>TBD</td>
<td>Tennessee mid-block</td>
</tr>
<tr>
<td></td>
<td>1395 22nd - 790 Pennsylvania</td>
<td>390</td>
<td>TBD</td>
<td>22nd at Texas</td>
</tr>
<tr>
<td>Pier 70</td>
<td>2000</td>
<td>2000</td>
<td>TBD</td>
<td>22nd at Illinois</td>
</tr>
<tr>
<td>23rd and the Bay (NRG site)</td>
<td>2000</td>
<td>2000</td>
<td>TBD</td>
<td>23rd at Illinois</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>6381</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Available 2016 & 2017 899
Available 2018 & beyond 5482

**Housing Overview Detail**
• Surrounded by rapidly increasing population
  • Mission Bay, 16th–Mariposa Streets, Potrero Rebuild, India Basin/Shipyard
• Simply meeting Eastern Neighborhoods impact measures only exacerbates infrastructure deficit
  • Lack of transit & open space, poor pedestrian and bicycle infrastructure, limited street & parking capacity
  • Most improvements whittle away at the problem
• Neighborhood connectivity is capacity constrained
• Need for complete neighborhoods
  • Feasible for living, working, shopping

Neighborhood Context
• Streetscape updates from Mariposa to Cesar Chavez; add lighting, sidewalk and bike routes
  • Indiana, Minnesota and Tennessee
• Full grocery store addition
• Community Center Hub at old Third Street Police Station at southwest corner of 20th and Third
• Transit connectedness—additional MUNI service, bike paths & water ferry service
• Traffic calming

Community Priorities
• Streetscape
  • Lighting
  • Sidewalks
  • Green Planting
  • Waste Containers
• Transportation
  • Public Transportation – Expand Options
  • Curbside Parking Updates – North, Central and South
• Local Services
  • Full Grocery Store
  • Community Center Hub at Old Police Station at 20th and Third Street
• Meaningful Capital Improvements

Community Priority List
• Outline Funding Investment Levels
  • Update Streetscape
    • Lighting, greening, waste containers and sidewalk curbside updates
  • Expand Transportation Options
    • Walk, Bike, Water Shuttles, Water Ferry Service
  • Expand Local Services
    • Full Grocery Store
    • Community Center Hub

Next Steps
Bruce Huie
Mobile: 415-308-5438
Email: brucehuie@me.com

Thank You
Dogpatch’s Efforts to Address its Issues

- **Dogpatch Neighborhood Association:** Real estate Development and Design Guidelines promote “thoughtful design” in the development of any new or re-use project within the Dogpatch community and its surroundings, including the Dogpatch Historic District.

- **Dogpatch & NW Potrero Hill Green Benefit District:** Established by a vote of property owners in the area served by the district. GBD mission is to clean, maintain, enhance and expand open spaces, parks, plazas, parklets, gardens, sidewalk greening and the public realm; support community volunteer efforts; and promote sound ecological practices and green infrastructure.

- **Dogpatch Consortium:** Informal group of developers, community organizations, city departments launched in Spring 2016 to identify ways to partner to accomplish projects identified as priorities by the Dogpatch neighborhood.
Other Planning Processes in the Vicinity

City Efforts Underway

- Central Waterfront / Dogpatch Public Realm Plan
- Eastern Neighborhoods Transportation Implementation Planning Study (EN-Trips)
  - 16th Street / 22-Fillmore Transit Priority Project
- Railyard Alternatives and I-280 Boulevard Feasibility Study
- Southern Bayfront Strategy
- Ferry Service Discussions
Dogpatch Development Dynamics

UCSF

Pending Dogpatch Development

Tech Economy

Warriors and Event Center

Pier 70
Public Comment

Items on the agenda – 3 minutes per speaker
Next Steps
Dogpatch Community Task Force
Meeting Schedule

Join Us

All task force meetings will be held at UCSF Mission Bay, Genentech Hall, Room N-114, beginning at 6:30 pm on the following dates:

- Thursday, September 29, 2016
  - Thursday, October 13, 2016 – Neighbors Lead Walkabout
- Monday, October 24, 2016
- Monday, November 28, 2016
- Thursday, January 19, 2017
- Wednesday, February 22, 2017
- Tuesday, March 21, 2017