UCSF Medical Center at Mission Bay

Hospital Replacement CAG Action Team (CAT)
Site Concept Presentation

23 April 2007
Agenda

Welcome and Introductions Howard and Corinne

UCSF Medical Center’s Vision for Mission Bay Mark

Children’s Hospital Perspective Roxanne

Project Background Kevin

Project Schedule and Guiding Principles Cindy

Mission Bay Hospital Complex Don
UCSF Agreements on Mission Bay Hospital Project

- Reduction in maximum building height, exclusive of rooftop mechanical equipment, from 160’ to 105’ (55’ reduction)
- Contribution to construction of public infrastructure (streets, utilities, parks)
- Contribution to maintenance of public open space at Mission Bay
- Purchase land and develop affordable housing for UCSF personnel
- Follow MOU Design Standards and consult with the Redevelopment Agency on site plan and building design
- Hire community residents for construction and permanent jobs
- Buy from and contract with minority, WBE and DBE businesses
- Work cooperatively and maintain regular communication with the City and community on the project.
UCSF Guiding Principles for Development of Hospital Complex at Mission Bay

1. **UCSF Medical Center Mission Bay Hospital** will be innovatively designed to be inspiring and transformative places for patients, families, staff, and the community.

2. The project design and construction will not exceed the $1.25 billion maximum project budget and will be delivered on time by 2014.

3. The Medical Center facilities will be designed and operated to be functionally effective, efficient, and expandable over time.

4. The facilities will be designed to be maximally flexible to accommodate unforeseen changes in services or patient mix with minimum disruption and investment.

5. The design of the facilities will promote clear program identities, patient experience, and paths of travel, and be balanced with the facility resources shared by all programs.

6. **UCSF Mission Bay** will be designed to be the benchmark of a family-centered, safe, and healthy experience for patients, families, and staff, set in a healing and sustainable environment.

7. UCSF Mission Bay facilities will advance health by strengthening the unique clinical and research synergies between clinical care, translational research, and education.
550 bed hospital – 289 in the initial phase

Ambulatory Care Center

Central utility plant and support services

Parking
Flexibility
Connectivity
Identity
Sustainability

UCSF Medical Center at Mission Bay
New opportunity presented by acquisition of parcel X3
Flexibility:

One large expansion zone

Maximize ability to relate programs across 4th Street

Accommodate initial phase program
Connectivity

Mariposa Park

Mariposa Connector

16th Street Gateway – Connection to Research Campus

4th Street Pedestrian Corridor

Activate 3rd Street Entrance
Pediatric Urgent Care

Clear Access

Lower Traffic Volume on Mariposa

UCSF Medical Center at Mission Bay
Level Two D&T
Drop-off Zone

Clear Entries and Identities

Public Spaces with views to the Park
Nursing Units
Accommodate Needs of Initial Phase Program
Optimize Solar Orientation
Organization of Initial Phase Program on the Site

Children’s Hospital to the South

Anticipates Growth in Women’s and Cancer Programs
Accommodates Unknown Future Programs with Maximum Flexibility
Clinics and other functions not required to be in the hospital are located west of 4th Street.
Bridges over 4th Street

Connectivity

Flexibility

Safety

Transparency
Central Utility Plant

Campus Support Services

Service Traffic on Owens

Service Tunnel Under 4th Street
Parking located for easy access from 16th Street and Mariposa along Owens

Connected by internal campus streets and pedestrian bridges to Drop-off / Entry Zone
Initial Phase of Development:

Maintains flexibility for future clinical adjacencies

Creates strong identity and connection to the neighborhood

Locates Children’s Hospital adjacent to public open space

Surface parking lots are located away from neighbors to the south
Initial Phase of Development:

Maintains flexibility for future clinical adjacencies

Creates strong identity and connection to the neighborhood

Locates Children’s Hospital adjacent to public open space

Surface parking lots are located away from neighbors to the south
Initial Phase of Development:

Maintains flexibility for future clinical adjacencies

Creates strong identity and connection to the neighborhood

Locates Children’s Hospital adjacent to public open space

Surface parking lots are located away from neighbors to the south
Initial Phase of Development:

Maintains flexibility for future clinical adjacencies

Creates strong identity and connection to the neighborhood

Locates Children’s Hospital adjacent to public open space

Surface parking lots are located away from neighbors to the south
Community concerns addressed:

“Respect and enhance the public park (parcel 26)”

“Southern façade is the prominent “face” of the hospital from Potrero Hill, Rte. 280, etc.”

“Invite the public in!”

“Minimize or mitigate glare and harsh lights at night”
Site Zoning

Hospital Zone
- Podium
- Drop-offs and Entries
- Patient Care Units

ACC Zone

Bridge Connections

Support Zone
- CUP
- Service Yard
- Parking

UCSF Medical Center at Mission Bay
Questions and Comments
Initial Phase