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UCSF Mission Bay East Campus Phase I (Block 33): Design Package

Marc Slutzkin

Office of Community Investment and Infrastructure (OCII)

December 20, 2016



Requested Commission Action

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- Find the Block 33 Design Package conforms with the Required Design Standards.

Overview

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- Site Information
- Memorandum of Understanding
- Required Design Standards
- Team Introductions
- Project Design
- Secondary Use Determination
- Mission Bay CAC
- Next Steps
- Questions

Location Map

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LEGEND:

- Public Facility
- Parks
- Residential / Market Rate
- Residential / Affordable
- Hotel

- UCSF Campus
- Commercial

- Project Site

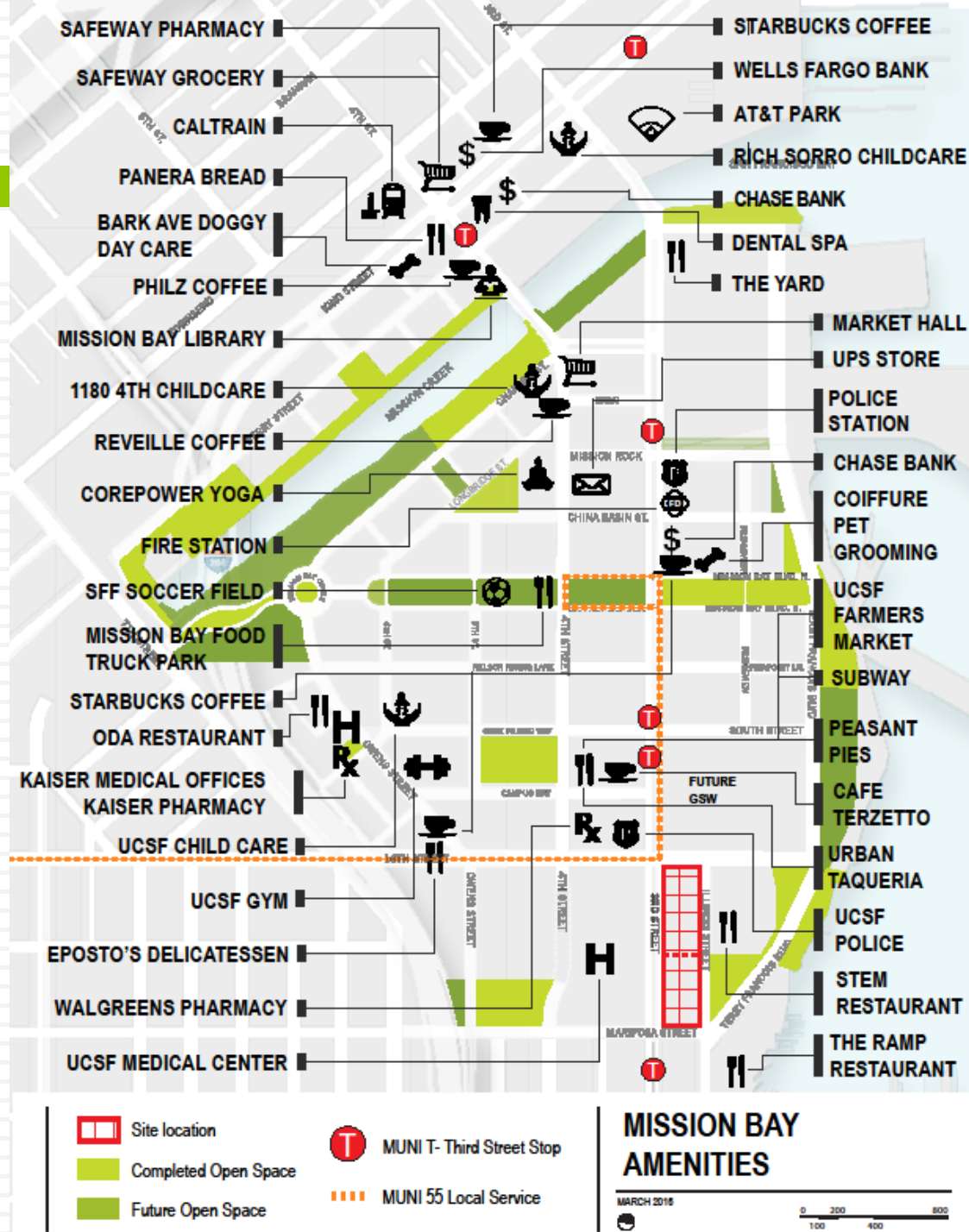
MISSION BAY
PROJECT SITE
LOCATION MAP

December 2016



Amenities Map

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Memorandum of Understanding

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In April of 2014 OCII negotiated a Memorandum of Understanding (“MOU”) with the Regents for Blocks 33 and 34 as a condition to release UCSF from the South Redevelopment Plan, South OPA, and the PILOT Agreement.

Key terms:

- A one-time up-front lump sum Affordable Housing Payment in the amount of \$10.2 million. **Paid**
- A one-time up-front lump sum Infrastructure Payment in the amount of \$21.9 million. **Paid**
- Payment of Community Facilities District No. 5, and Community Facilities District No. 6. **Currently have been and will continue to pay.**
- Commitment to work cooperatively regarding land use and planning issues on Blocks 33 and 34 in a manner consistent with the South Redevelopment Plan and Mission Bay South Design for Development. **Achieved.**
- Commitment to extend its local hiring and workforce development programs to Blocks 33 and 34 and pay prevailing wages for all construction work. **Remains committed.**

Required Design Standards

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The MOU requires the Regents to conform with the following design documents which are collectively referred to as the Required Design Standards.

- Design for Development for the Mission Bay South Project Area
- The layout of public streets set forth in the Redevelopment Plan including Third, Sixteenth, Illinois and Mariposa Streets.
- Mission Bay South Streetscape Plan
- Mission Bay Signage Master Plan

Staff has met with UCSF on five separate occasions to review the design and the feedback provided during these meetings have been implemented in the design. Staff finds the design conforms with the Required Design Standards.

Team Introductions and Design Package

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Project Owner:	UCSF
Design Architect:	Smith Group JJR
Landscape Architect:	Creo
Transportation Consultant:	Adavant Consulting
Contractor:	Webcor

Secondary Use Determination

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In the Commercial Industrial land use zone, which is applicable to Blocks 33 and 34, clinical outpatient care use is a secondary use.

The MOU contemplated allowing up to 250,000 square feet of clinical outpatient care for Blocks 33 and 34.

Staff has prepared an analysis of the proposed clinical outpatient care uses and recommended findings of consistency for the proposed secondary use under the Redevelopment Plan.

Mission Bay CAC

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Reviewed Proposed Design in November 2017

- Generally, well received.

Concerns Raised

- Concern raised that the future garage which will be built on Block 34 will block the view of the south end of the Block 33 building.
- Concern the loading dock garages located on Illinois Street were situated directly across the street from the entrance to FibroGen.

UCSF is working with OCII and FibroGen to further refine the design of the loading dock garages.

Next Steps

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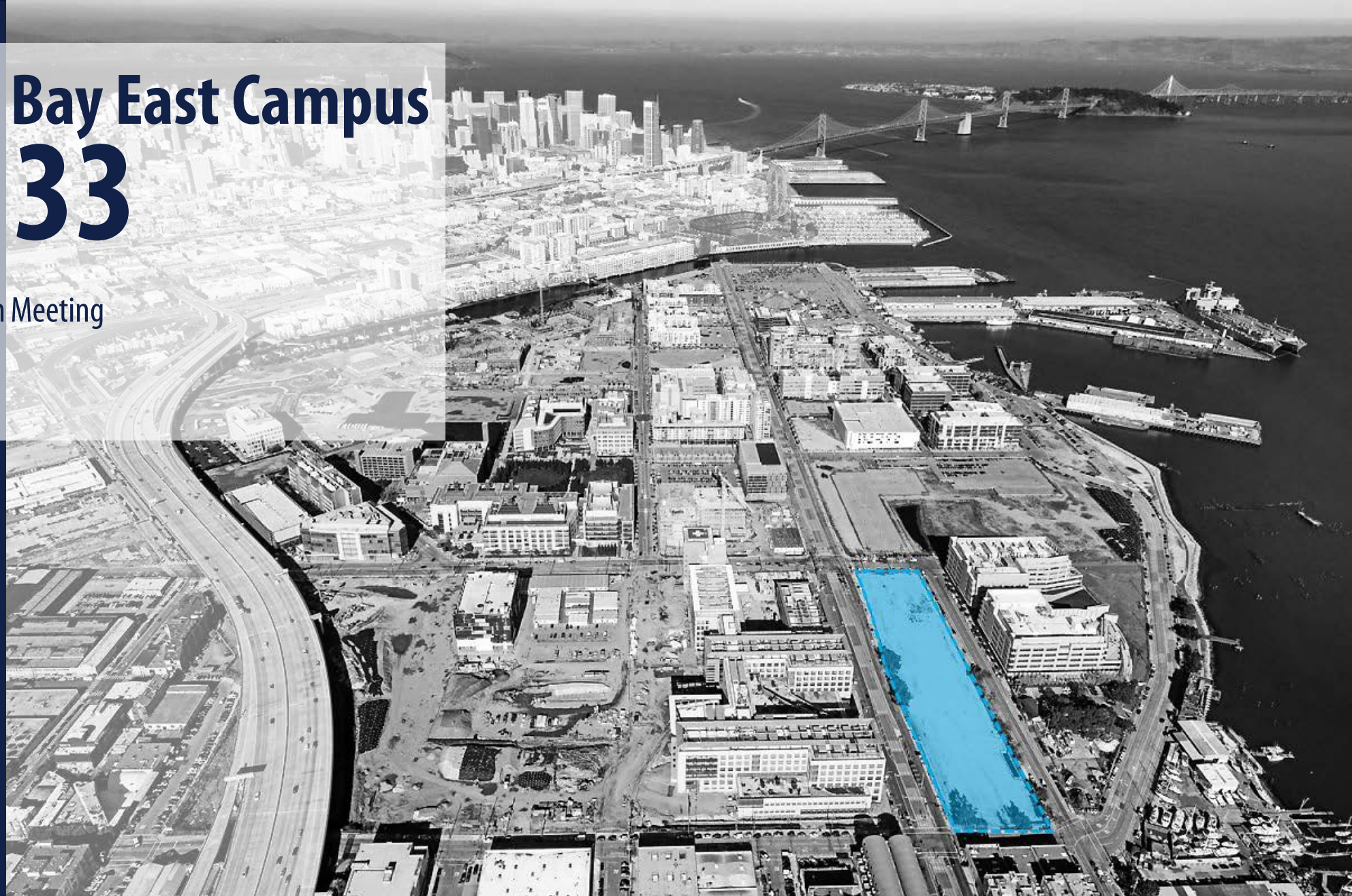
- Secondary use determination approval by Executive Director
- UC Board of Regents design approvals in January 2017
- Construction will commence in June 2017

THANK YOU



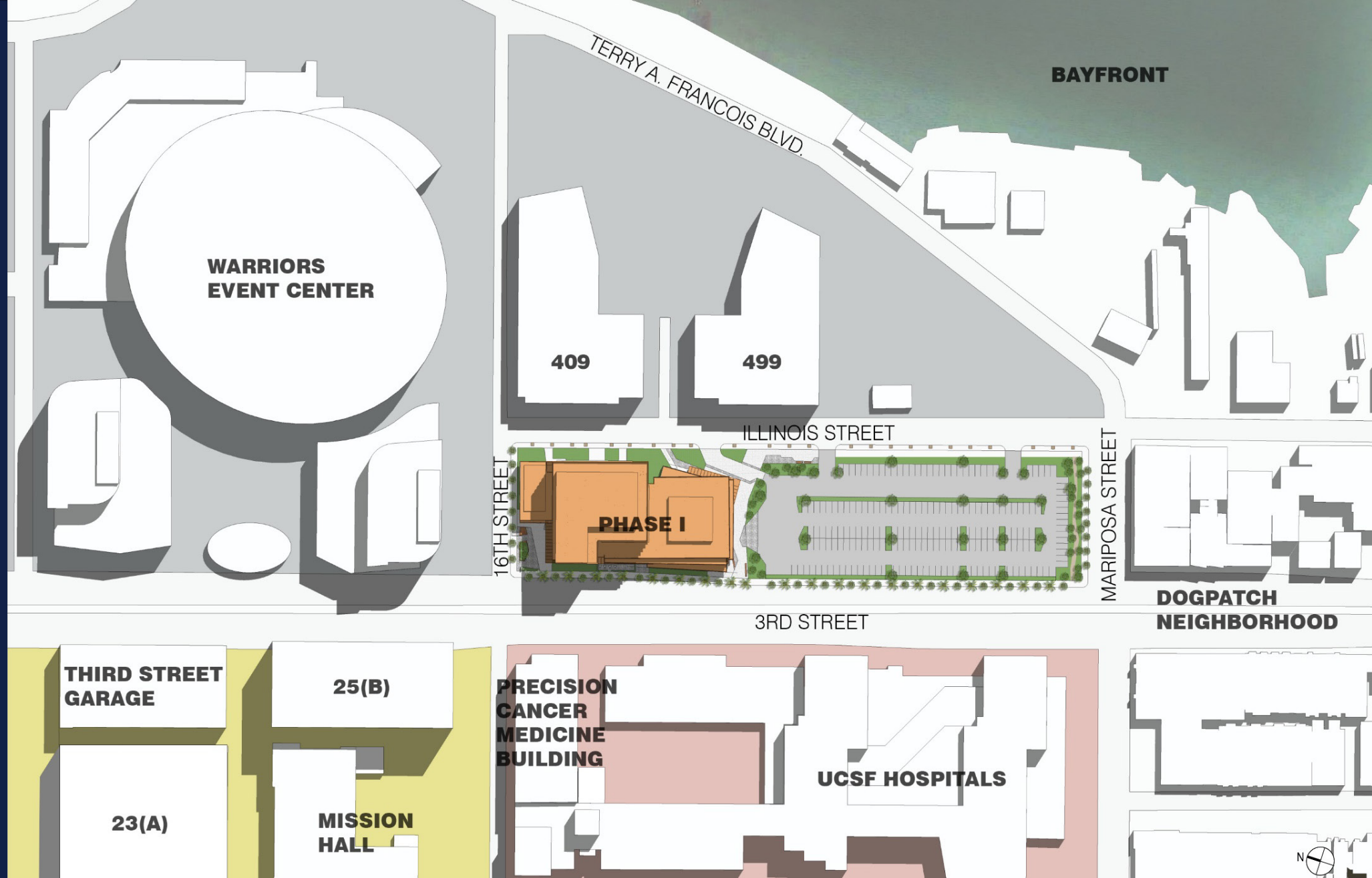
UCSF Mission Bay East Campus **BLOCK 33**

12.20.2016 OCII Commission Meeting

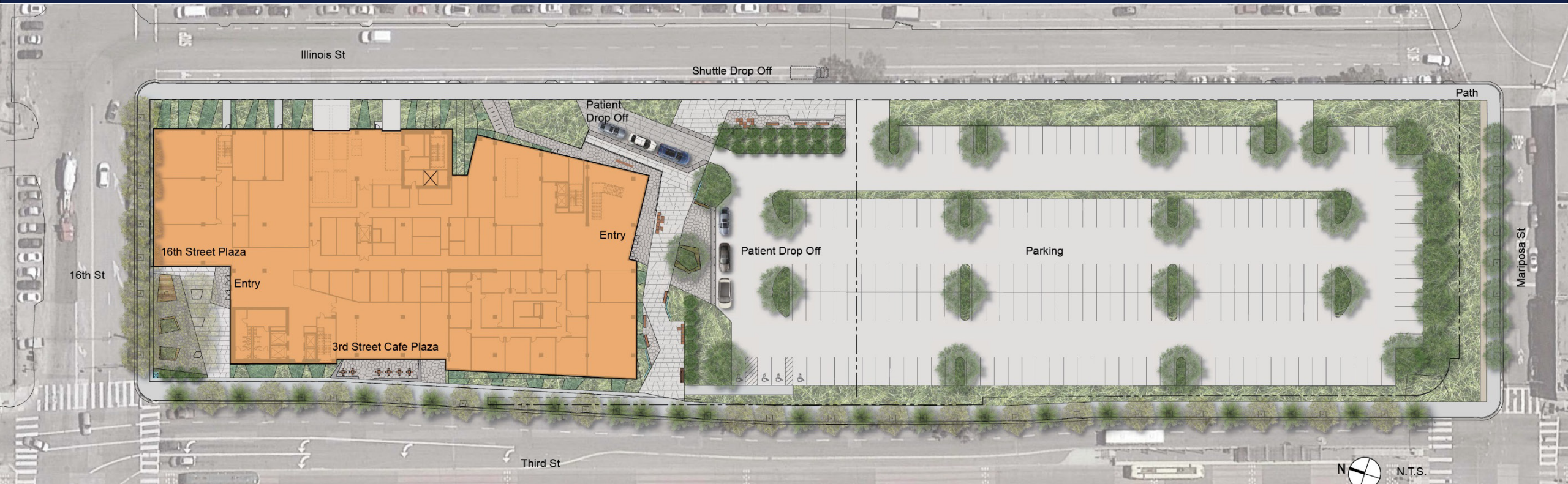




Site Plan



Landscape Site Plan



Street Activation

16th Street

Illinois Street

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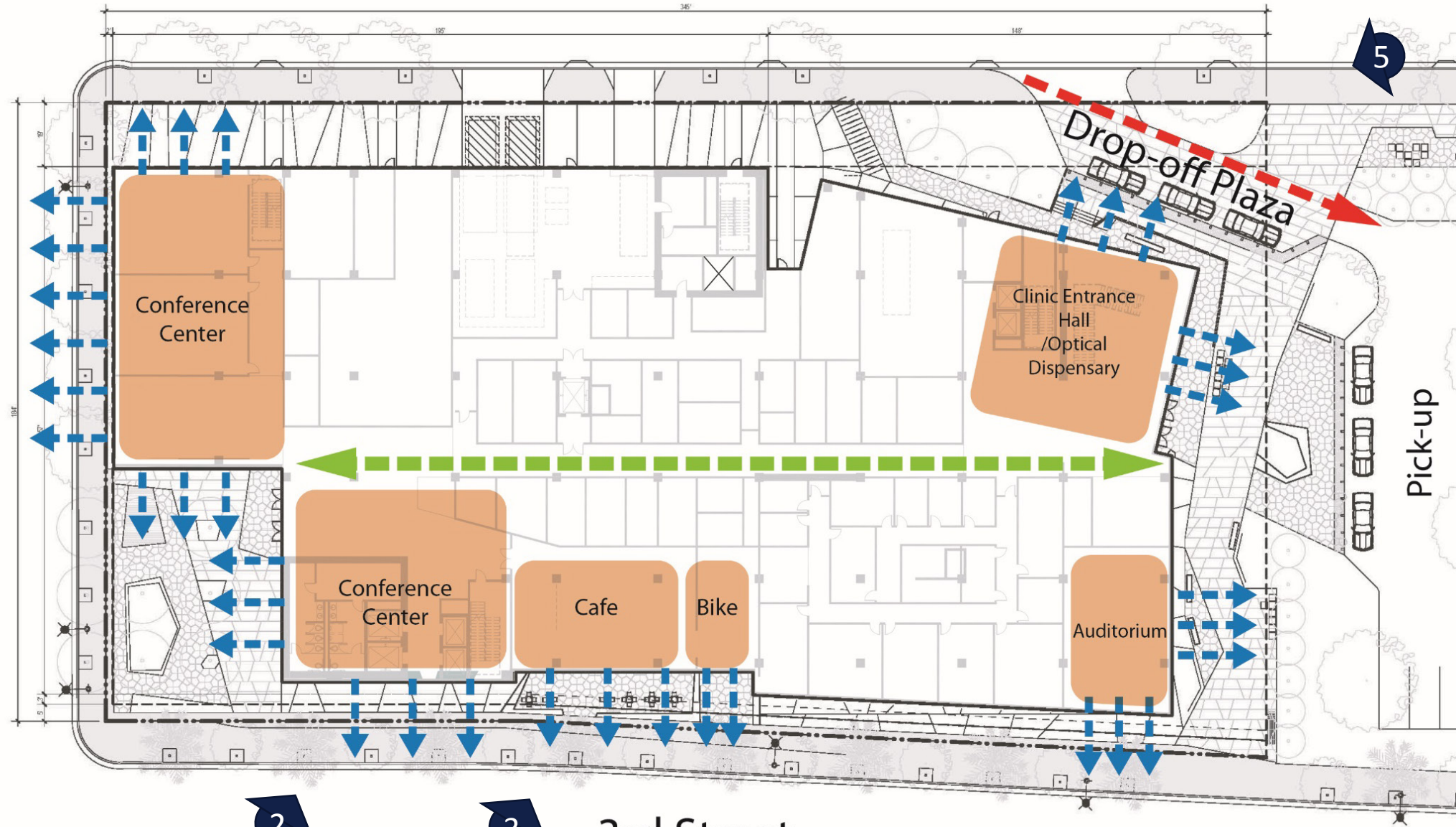
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3rd Street

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View from 16th Street Looking Southeast



View from 16th Street Looking Southeast



View from 3rd Street toward Café Entrance



View from 3rd Street Looking Northeast



View from Illinois Street Looking Northwest

Thank You

