

Office of Community Investment and Infrastructure

UCSF Block 34 Design Concept Package

1. Determination of Substantial Conformance to Required Design Standards

February 2, 2021



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Approval Actions Summary

<u>Resolution</u> <u>No.</u>	<u>Action</u>
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05-2021

Determining that the Design of UCSF's Proposed Development on Block 34 of the Mission Bay South Project Area Substantially Conforms to Required Design Standards of the Memorandum of Understanding for the Mission Bay Redevelopment Project Area Blocks 33-34

Proposed Project Location on Block 34

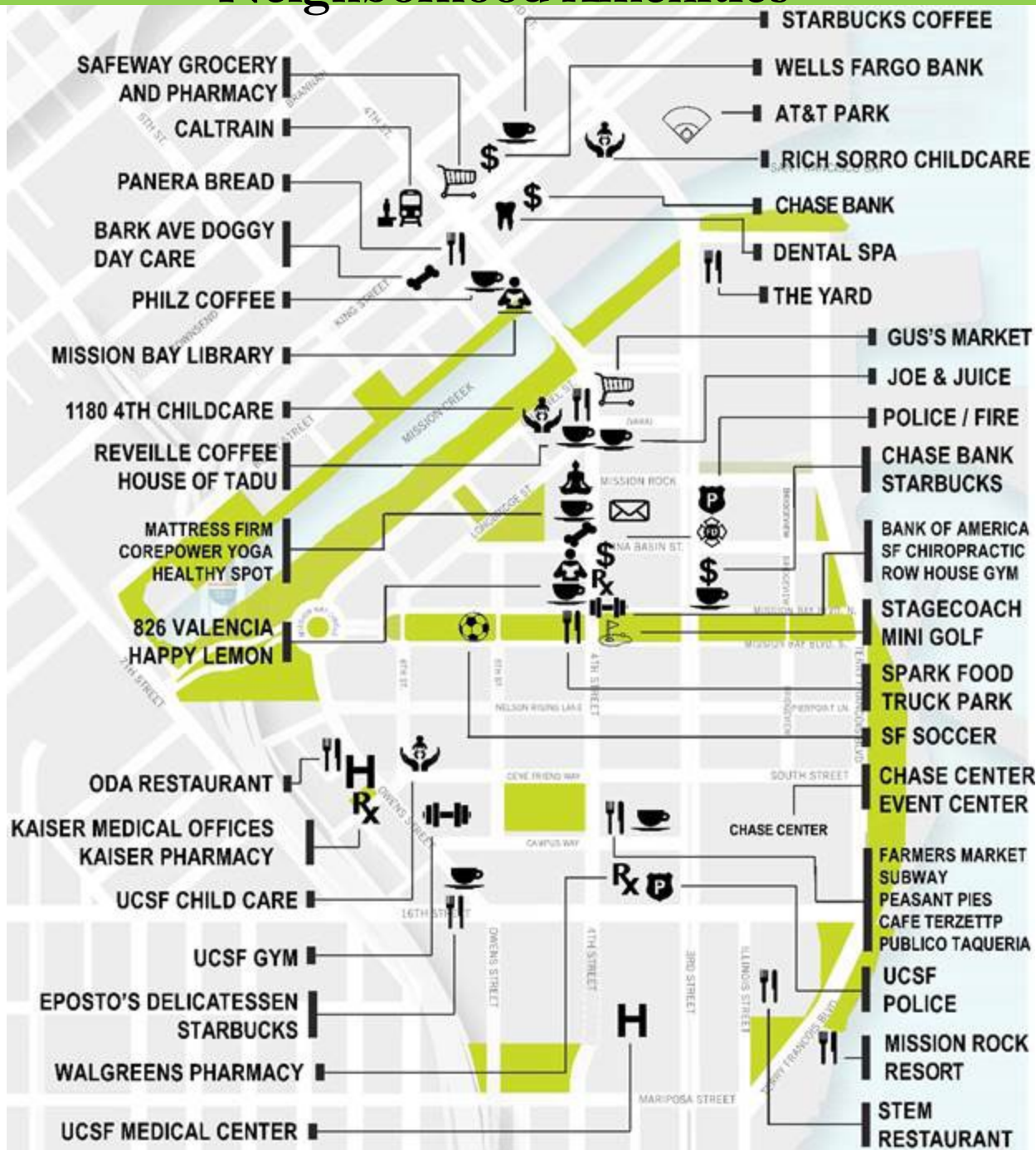
The map shows Block 34, which is highlighted in orange. The block is bounded by 4th Street to the north, 16th Street to the south, 3rd Street to the west, and Terry Francois Boulevard to the east. The block contains lots 33, 34, 36, 37, 38, 39, 40, and 44. Lot 34 is the central lot in the block, bounded by 4th Street to the north, 16th Street to the south, 3rd Street to the west, and Terry Francois Boulevard to the east. A red star is placed on lot 34, and a red arrow points to it from the text 'Block 34'.

Block 34

4

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

Neighborhood Amenities



Block 33 (Phase 1)

- Completed in March 2020
- Wayne and Gladys Valley Center for Vision
- Clinical eye care center and academic, administrative, research and conference center space



Proposed Project Block 34 (Phase 2)

- Phase 2 of UCSF's Mission Bay East Campus
 - 83-foot tall Clinical Building
 - Nine-story 500-car Parking Structure
- Programming for Clinical Building includes:
 - Operating rooms and ambulatory surgery clinics
 - Space for specialties such as cardiology, vascular, cardiothoracic, rheumatology, endocrine, urology and pulmonology
 - Ground floor retail pharmacy, urgent care, imaging office and small café

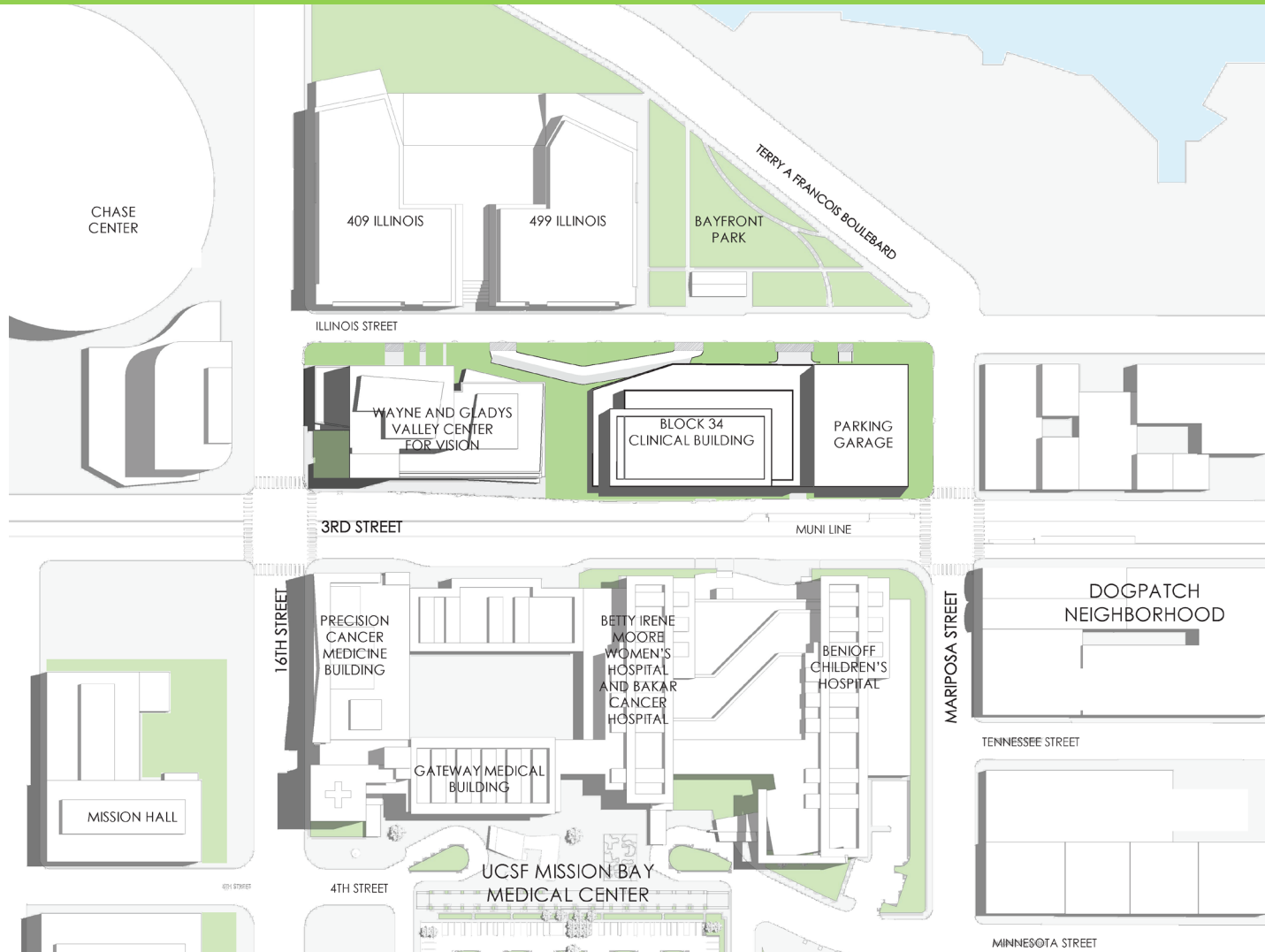
Background – MOU

- Executed between the Regents and OCII in 2014 with 5th OPA amendment
- Suspended Redevelopment Plan jurisdiction
- Set forth payment of affordable housing and infrastructure fees
- Establishes review standard for design of Blocks 33-34 (“Required Design Standards”)

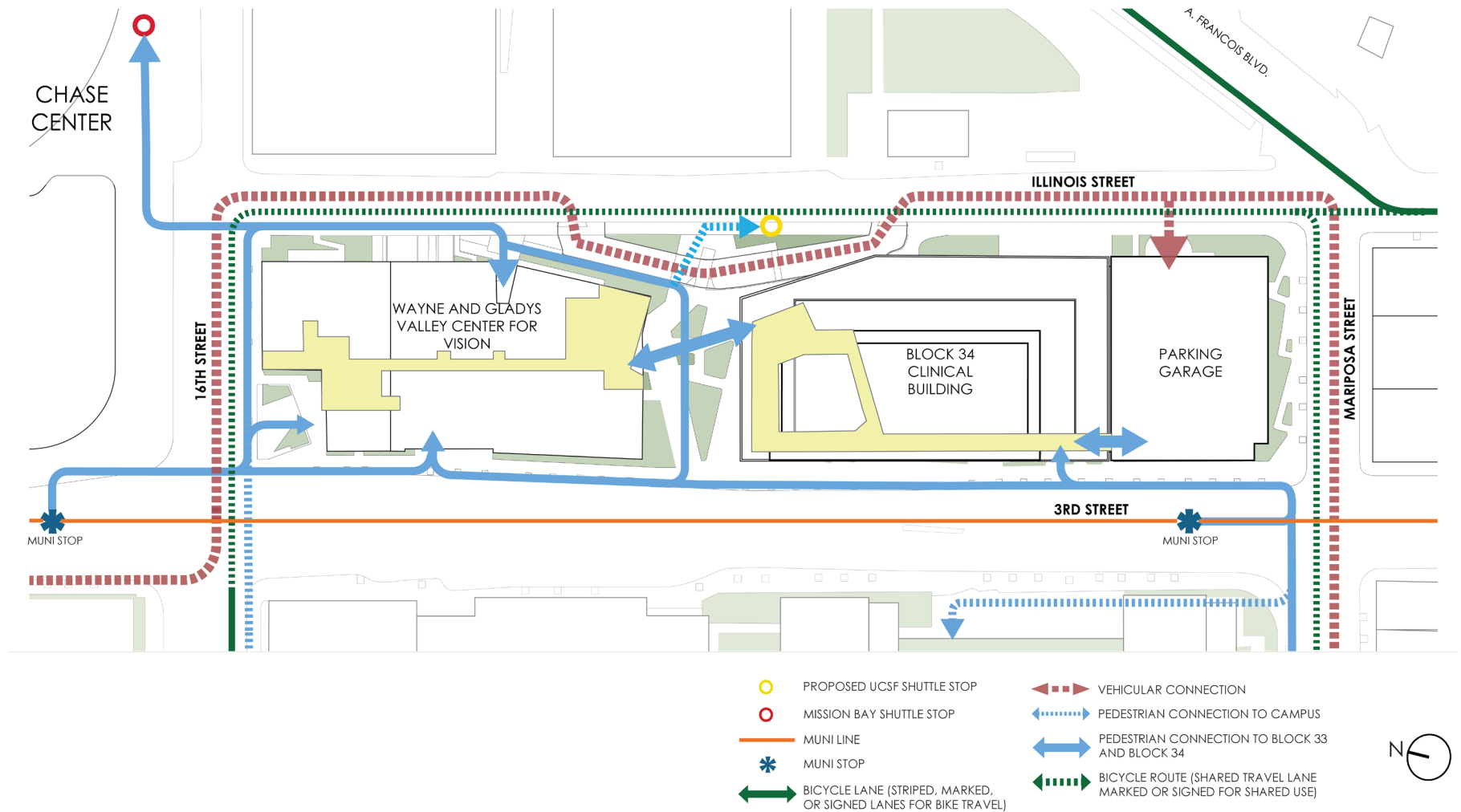
Background – Secondary Use

- Clinical space /outpatient facilities are secondary uses
- 2016 – Secondary Use Authorization
- 250,000 sq ft of Floor Rentable Area of clinic space
- Conditions:
 - Vehicular access on Illinois Street
 - Adherence to MOU's design review process and standards
 - Construction related mitigation measures

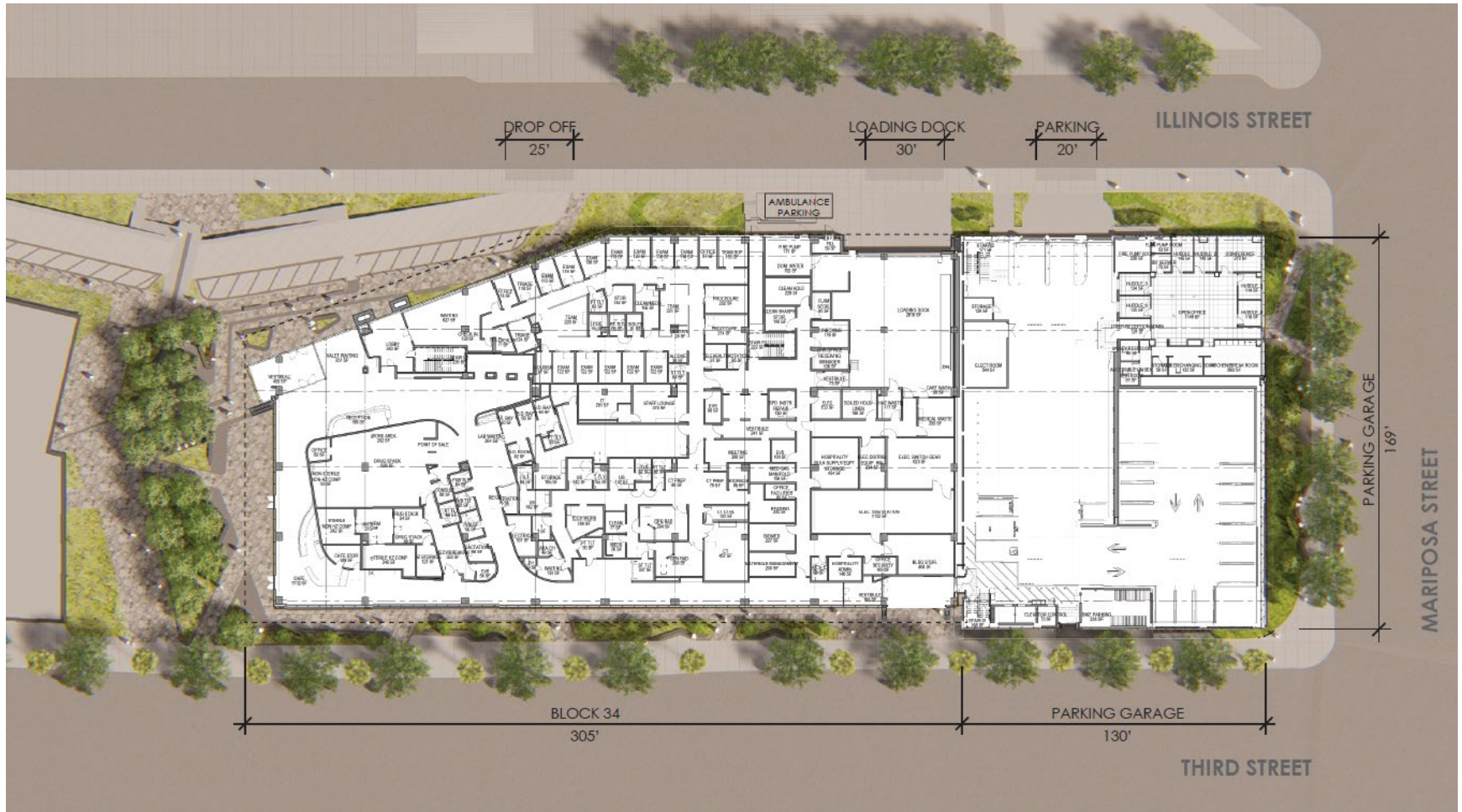
Context



Campus Connectivity Diagram



Site Plan



Design Concept



Aerial View Looking Northeast from Third Street

Proposed Building Design



Northwest Corner from Third Street – Paseo View

Proposed Building Design



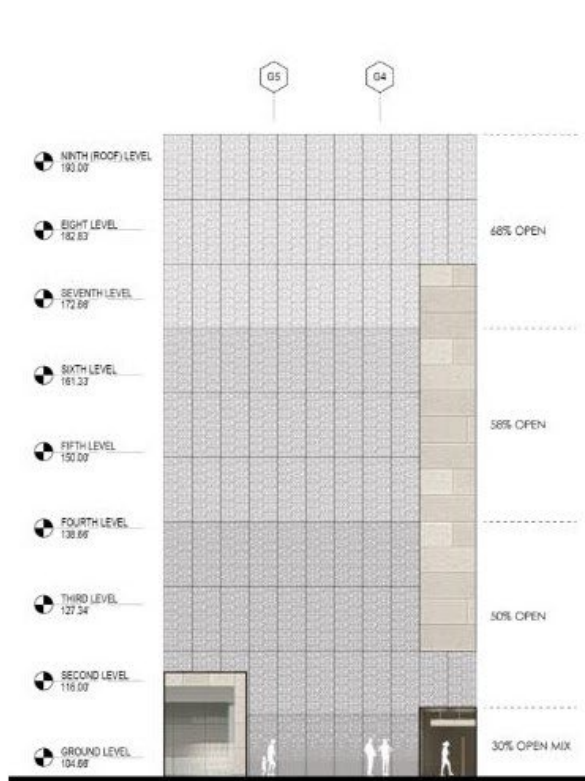
Northeast Corner from Illinois Street – Entry View

Proposed Building Design



Southwest Corner View from Third Street – Gateway Corner

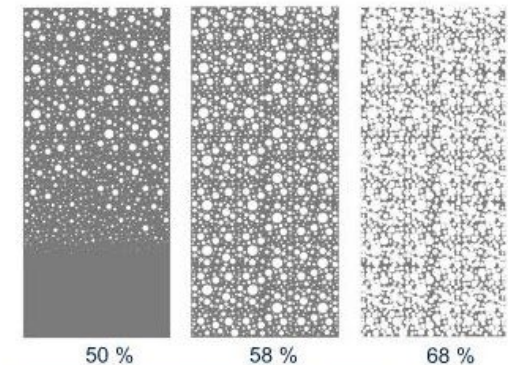
Proposed Building Design



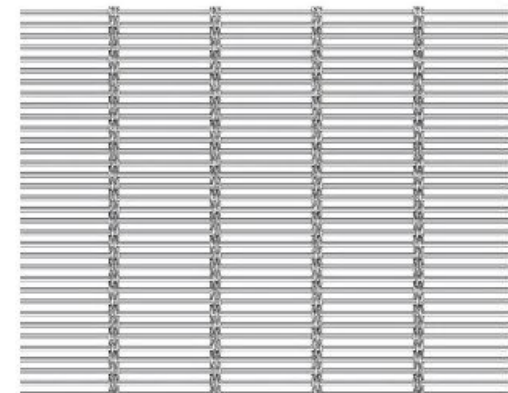
EAST ELEVATION
PERFORATED METAL PANEL GRADIENT



SOUTH ELEVATION



PERFORATED METAL PANEL TYPES



METAL MESH

Parking Garage Material Diagram

Landscape Design Program



Paseo View at Entry

Landscape Design Program



Paseo View – From Third Street

Landscape Design Program



Mariposa Street Walk

Community Outreach

- Mission Bay Citizens Advisory Committee (CAC)
 - CAC voted in favor on November 10, 2020
 - Asked UCSF to return with refined Parking Structure exterior and landscaping area along Mariposa
 - CAC voted in favor of the refinements on January 14, 2021

UCSF Contracting and Workforce

- Long Range Development Plan (LRDP) requires good faith efforts in local hiring and contracting
- Professional Services
 - SBE utilization of 36.5% in FY 2019/20
- Workforce
 - 30% Construction Hours on projects >\$5M performed by SF residents
 - Community Construction Outreach Program
- EXCEL program

Next Steps / Schedule

Regents Design Approval	March 2021
Construction Start – Parking Structure	Q2 2021
Construction Start – Clinical Building	Q3 2021
Parking Structure Completion	Q3 2022
Clinical Building Completion	Q3 2024

Conclusion and Team Introductions

Questions

*You are watching a Live meeting of the
Commission on Community
Investment and Infrastructure*

PUBLIC COMMENT CALL-IN:

Dial: 415-655-0001 Access Code: 146 896 2988

Press #, then # again

- You will automatically be muted when you get on the line.
- The auto-prompt will indicate you are entering “Question and Answer” but this is the “Public Comment” portion.
- When prompted, dial “1” then “0” to be added to the speaker queue.
- You will be prompted and unmuted when it’s your turn to speak.
- After the beep, you will have 3 minutes. Please speak clearly and slowly.



UCSF Block 34 Project

Commissioners Questions & Comments

