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UCSF Medical Center at Mission Bay (Block 36): Design Package

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Office of Community Investment and Infrastructure (OCII)

February 21, 2017



Requested Commission Action

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- Find the Block 36 Design Package conforms with Design Standards.

Overview

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- Site Information
- Memorandum of Understanding
- Design Standards
- Team Introductions
- Project Design
- 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

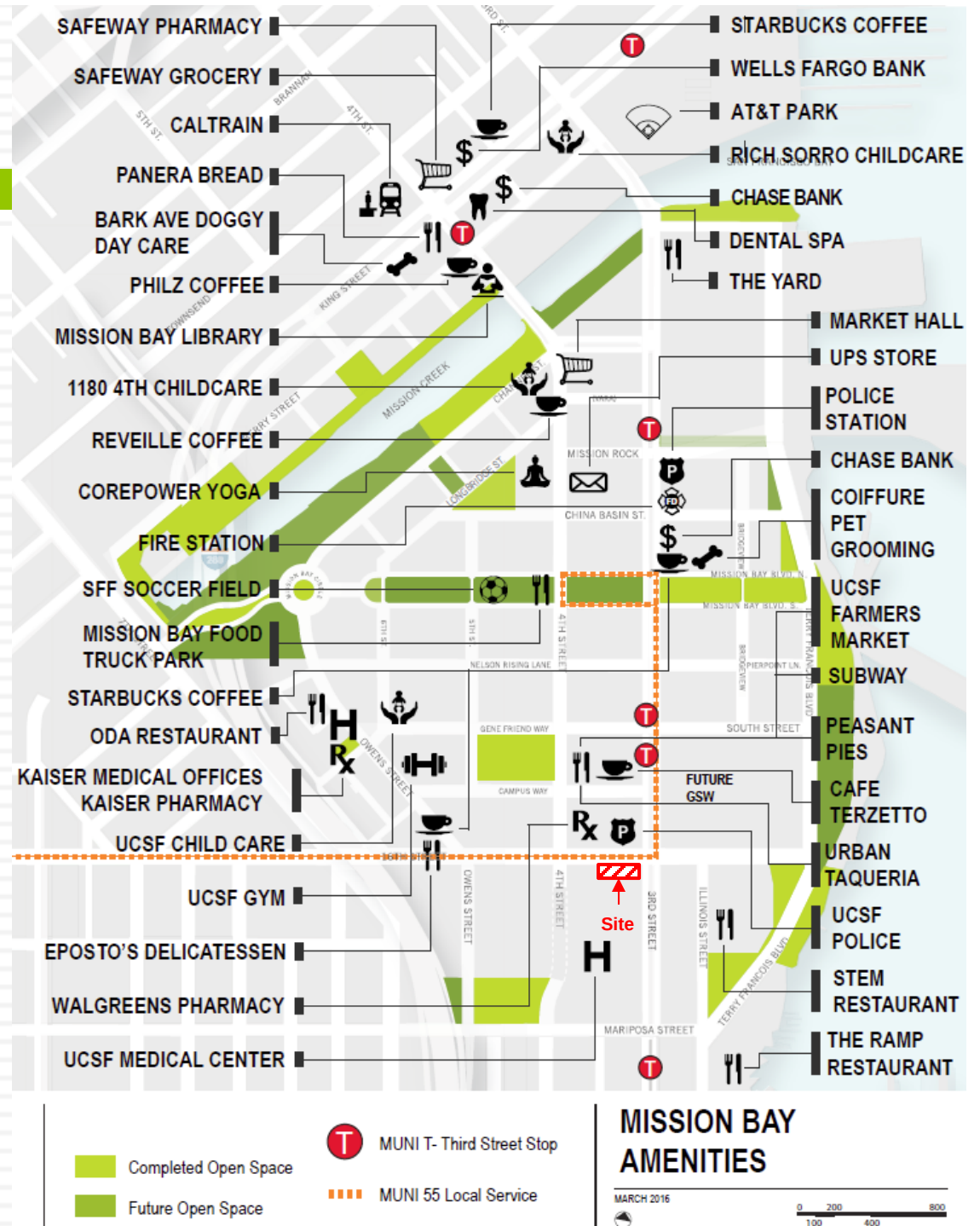
MISSION BAY LAND USE PLAN

DECEMBER 2014

0 200 800
100 400

Amenities Map

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Memorandum of Understanding

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Memorandum of Understanding (“MOU”) between the San Francisco Redevelopment Agency, predecessor to OCII, and the UC Regents for Expansion of UCSF Medical Center at Mission Bay

- Original MOU approved in 2005 for Mission Bay South Blocks 36-39
 - Secondary use finding by Executive Director dated October 12, 2005 approved hospital/medical center use including inpatient care, medical offices, clinics, and laboratories
- Amended and Restated MOU approved in 2010 to include Mission Bay South Block X3
- Allowed suspension of South Redevelopment Plan for Blocks 36-39 and X3
- Must be for furtherance of UCSF’s educational, charitable, scientific, research, and public service mission under the California Constitution
- Design-related conditions
 - Design review and consultation process (Attachment 2)
 - OCII Staff: Pre-design and plan review; CAC Review; Commission presentation
 - Design standards (Attachment 3)

Design Standards

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The Amended and Restated MOU requires the Regents to conform with the following:

- Design Standards as outlined in Attachment 3 to the MOU, primarily related to height and bulk
- The layout of public streets set forth in the Redevelopment Plan including Third, Sixteenth, and Mariposa Streets.
- Mission Bay South Streetscape Plan
- Mission Bay Signage Master Plan, with exceptions as approved by the Executive Director

Staff met with UCSF on five occasions to review the design, and the feedback provided during these meetings was incorporated in the design. Staff finds the design conforms with the Design Standards.

Team Introductions and Design Package

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Project Owner:	UCSF
Design Architect:	Stantec Architecture
Landscape Architect:	CMG Landscape Architecture
Transportation Consultant:	Adavant Consulting
Contractor:	Rudolph & Sletten

Mission Bay CAC

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Reviewed Proposed Design in February 2017

- Well received

Questions Raised

- More detail about appearance of exterior glass
 - Glass will maximize transparency
 - Interior space for treatment rooms
 - Exterior space for waiting room, workspaces, infusion
- Purpose of illumination using colors to represent different cancers
 - Bring awareness and education about various cancers
 - Working on integrating informational elements into future design refinements.

Next Steps

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- UC Board of Regents design approvals in March 2017
- Construction will commence in mid-2017

THANK YOU



UCSF Medical Center

Precision Cancer Medicine Building

Office of Community Investment and Infrastructure
Commission Presentation

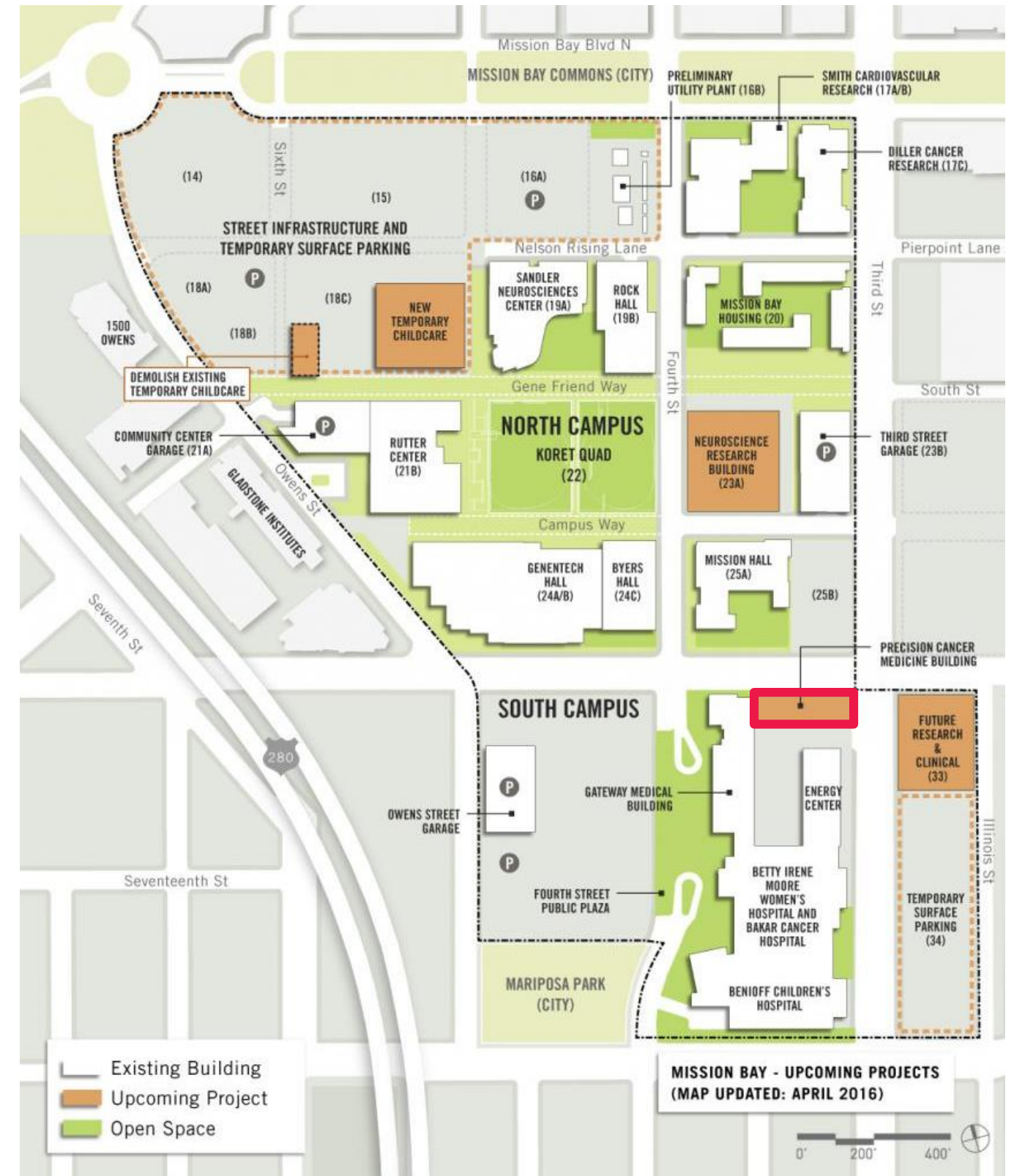
February 21, 2017

Agenda

- Project Background
- Program Elements and Project Timeline
- Site Plan
- Guiding Principles
- Building Massing
- Exterior Renderings
- Landscape Renderings

Project Background

- Five buildings: outpatient, women's and children's hospitals, energy center, and this proposed cancer outpatient building, comprise the UCSF Medical Center at Mission Bay
- Four buildings: outpatient, women's, energy center, and children's hospitals were constructed and opened in February 2015
- The cancer outpatient building is now being proposed for construction and referred to as the Precision Cancer Medicine Building



Major Program Elements and Project Timeline

Physician Services (120 Exams)

Infusion (45 stations)

Radiology (19 Modalities)

Radiation Oncology (2 LINAC Vaults)

Lab, Blood Draw & Pharmacy

Resource Ctr & Support Services



Master Plan
and
Programming

Begin
Design

Building
Opens

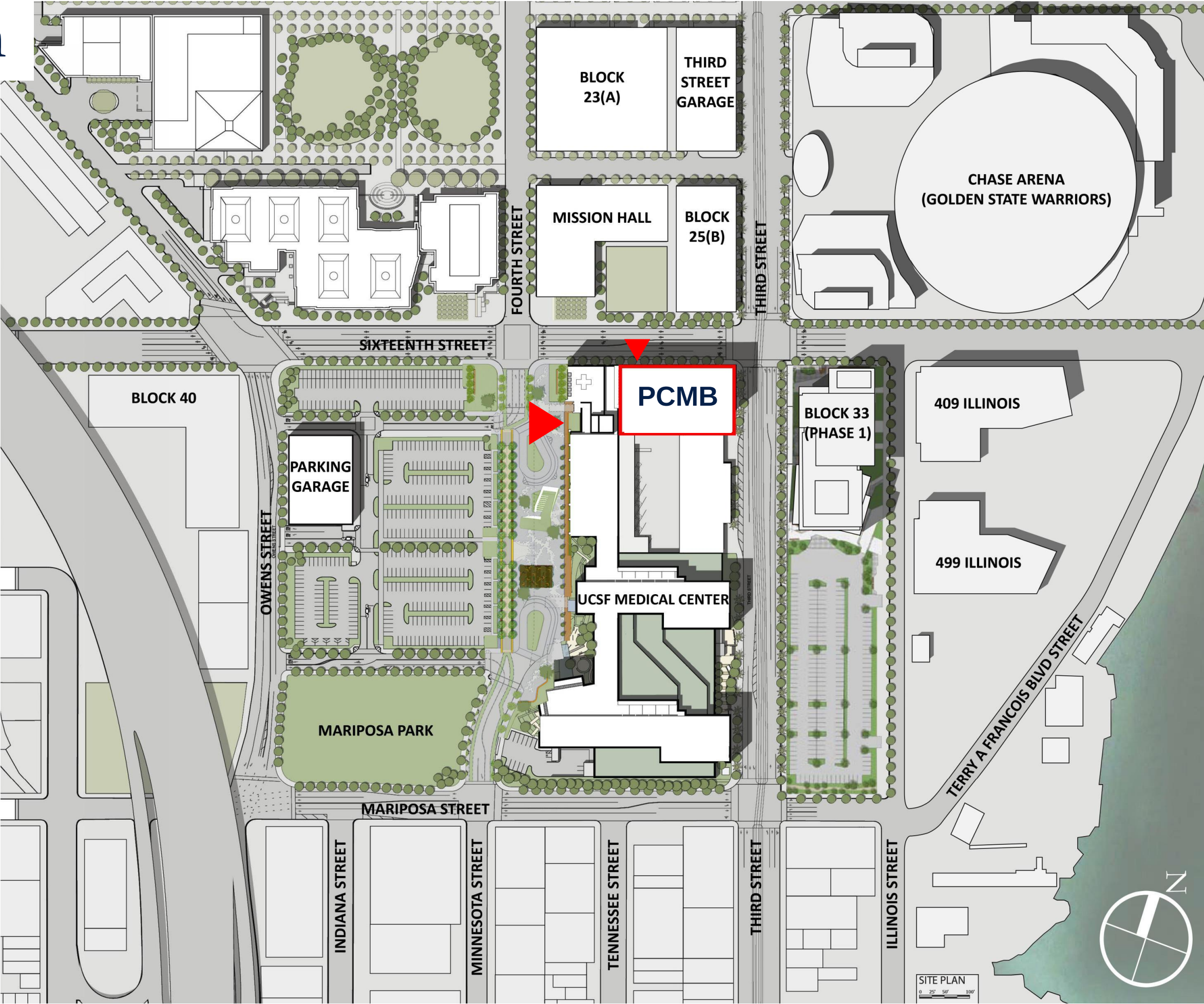


Designer
& Builder
selected

Begin
Construction

End
Construction

Site Plan





“The Precision Cancer Medicine Building will be a **destination cancer treatment center** known for innovative and compassionate patient-centered care, discovery and provider expertise.”

Excerpt from UCSF Space Master Planning for the HDFCCC and Detailed Project Programming for the Precision Cancer Medicine Building

Guiding Design Principles

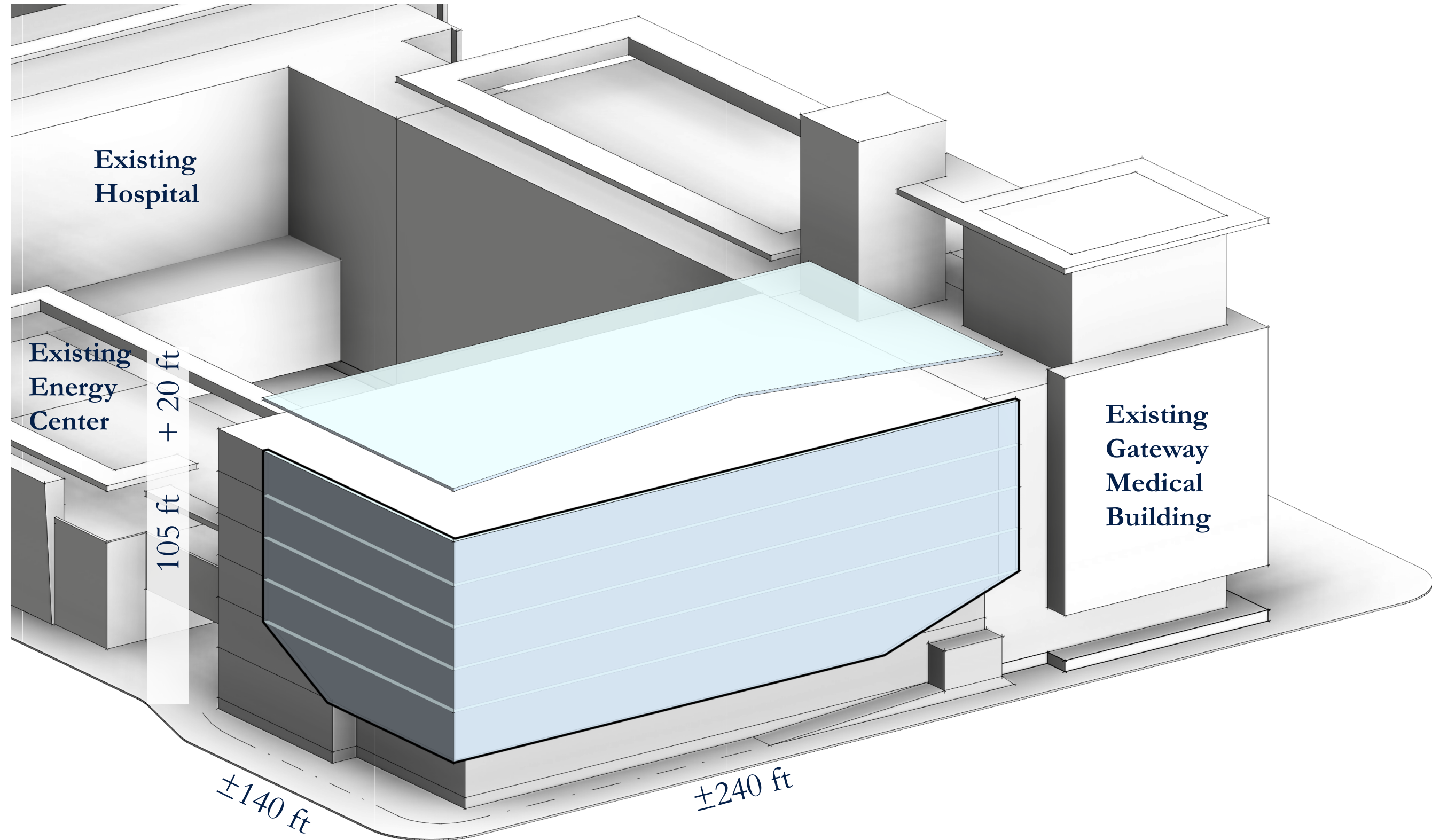
Precision – the articulation and craft of exterior design elements should reflect the precision of the PCMB treatment and research program

Transparency – natural light and views should be provided as part of the healing process, and to enhance connections between the PCMB and the greater community

Unity – the integrated nature of cancer treatment should be communicated through a clear and democratic exterior expression of program elements

Activation – the PCMB should be an iconic element within the campus, community, and city context, and should activate the pedestrian realm and enhance the urban environment

Building Massing



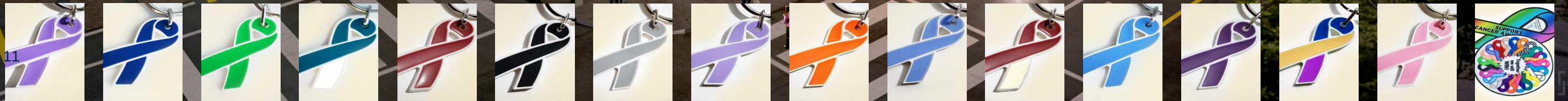
Exterior Rendering



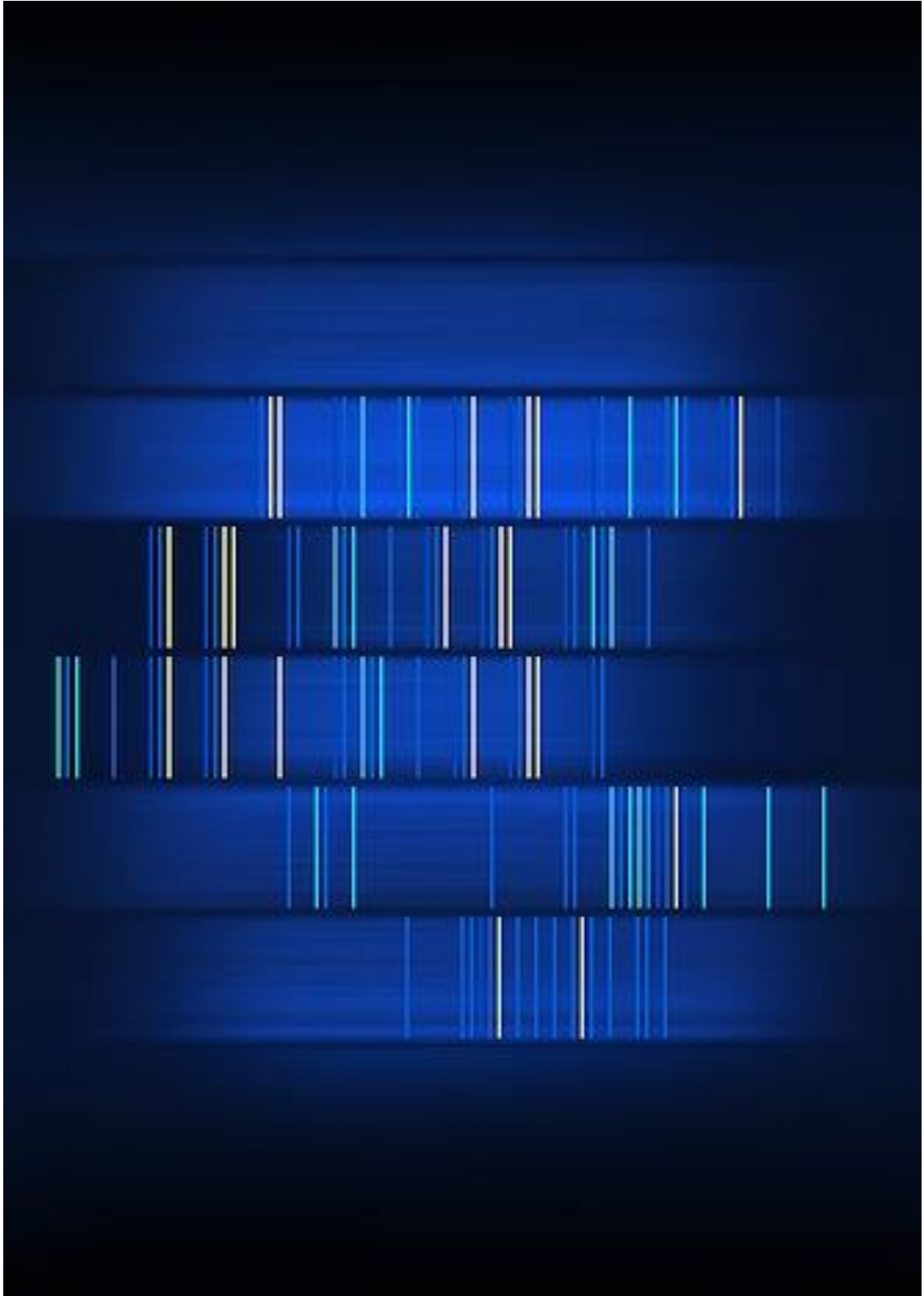
Exterior Rendering



Lighting Design Concept



Ground Level Design Concept



Landscape Rendering



Landscape Rendering



UCSF Medical Center