



126-0032021-002

Agenda Item **No. 5(d)**
Meeting of February 2, 2021

TO: Community Investment and Infrastructure Commissioners

FROM: Sally Oerth, Interim Executive Director

SUBJECT: Determining that the Concept Design Of UCSF's Proposed Development on Block 34 of the Mission Bay South Project Area substantially conforms to the required design standards of the Memorandum of Understanding for the Mission Bay Redevelopment Project Area Blocks 33-34, providing notice that this approval is within the scope of the Mission Bay Redevelopment Project approved under the Mission Bay Final Subsequent Environmental Impact Report ("FSEIR"), a Program EIR, and is adequately described in the FSEIR for the purposes of the California Environmental Quality Act; and, adopting Environmental Review Findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area

EXECUTIVE SUMMARY

In 2015, The Regents of the University of California (the "Regents") purchased a 3.8-acre parcel in the Mission Bay South Redevelopment Project Area ("Project Area"), known as Blocks 33 and 34 to expand the Mission Bay facilities of the University of California at San Francisco ("UCSF"). Blocks 33 and 34 are located between 16th Street to the north, Illinois Street to the east, Third Street to the west and Mariposa Street to the south. These blocks represent UCSF's Mission Bay East Campus ("East Campus") and form the southern and easternmost gateway to the UCSF campus area and the Project Area.

In 2014, the Successor Agency to the San Francisco Redevelopment Agency, commonly known as the Office of Community Investment and Infrastructure, ("OCII") approved several actions, including an amendment to the Mission Bay South Owner Participation Agreement ("OPA") and a Memorandum of Understanding with The Regents (the "MOU") to allow The Regents to develop Blocks 33 and 34 with UCSF facilities. These actions acknowledged and agreed to the suspension of the Mission Bay South Redevelopment Plan (the "Redevelopment Plan") over Blocks 33 and 34 so long as The Regents used Blocks 33 and 34 in furtherance of UCSF's educational mission under the California Constitution, provided that, among other things, The Regents' made payments of affordable housing and infrastructure fees and entered into a memorandum of understanding providing OCII with certain design review of the development on Blocks 33 and 34 consistent with design standards under the Redevelopment Plan (the "MOU").

London N. Breed
MAYOR

Sally Oerth
INTERIM
EXECUTIVE DIRECTOR

Miguel Bustos
CHAIR

Mara Rosales
Bivett Brackett
Dr. Carolyn Ransom-Scott
COMMISSIONERS

One S. Van Ness Ave.
5th Floor
San Francisco, CA
94103

415 749 2400

www.sfocii.org

Blocks 33 and 34 are being constructed in two phases. Phase 1 (also known as the Wayne and Gladys Valley Center for Vision on Block 33) consists of clinical uses, administrative uses, a teaching lab / academic space, a conference center, and a small amount of ground floor retail. Construction on Block 33 was completed in March of 2020. Phase 2, or Block 34, is the adjacent parcel to the south of Block 33 and will contain a parking structure as well as an ambulatory surgery center with additional clinical space.

The MOU requires The Regents to provide OCII and members of the local community with the opportunity to review the design of the exterior of the proposed vertical improvements and of the site plan for Blocks 33 and 34 and requires the design to substantially conform with the Redevelopment Plan's design standards. OCII's review of the Block 34 design is scheduled to occur in advance of approvals to be taken by the Regents on the design of the development of Phase 2.

Staff recommends the Commission find the design to be in substantial conformance with the Required Design Standards.

BACKGROUND

The Fifth Amendment to the Mission Bay South Owner Participation Agreement ("OPA"), approved by the Commission on Community Investment and Infrastructure (the "Commission") on April 29, 2014 through Resolution No. 30-2014, allows for the development on Blocks 33 and 34 of 500,000 gross square feet of Floor Rentable Area permitted under the Commercial/Industrial land use category in the Redevelopment Plan for the Mission Bay South Project Area ("Redevelopment Plan"). Development on Blocks 33 and 34 is also subject to a 2014 Memorandum of Understanding ("MOU") between OCII, and the Regents, pursuant to which, the Regents agreed to design and develop each project on the Blocks 33 and 34 to conform substantially with the following (collectively, the "Required Design Standards"): (1) The Design for Development for the Mission Bay South Project Area ("D for D"); (2) The layout of public streets set forth in the Redevelopment Plan, including Third, Sixteenth, Illinois and Mariposa Streets; (3) The Mission Bay South Streetscape Plan; and (4) The Mission Bay South Signage Master Plan. The Commission must approve any variations from these Required Design Standards.

Blocks 33 and 34 Site (UCSF's "East Campus")

Blocks 33 and 34 comprise UCSF's Mission Bay East Campus and are shown outlined in the Mission Bay Land Use Map on Attachment A. Immediately adjacent uses consist of the Chase Event Center and mixed-use project to the north, biotechnology and office buildings at 409 and 499 Illinois Street and park P24 to the east, light industrial buildings to the south, which are outside of the Project Area, and the UCSF Medical Center on Blocks 36-39 to the west. The East Campus was designed to fit in with and differentiate between the varied heights and density of the Dogpatch neighborhood to the south and the more institutional character of the UCSF main campus to the northwest.

The East Campus is primarily composed of clinical uses, which aligns with UCSF's translational medicine model by integrating and co-locating research and patient care. UCSF anticipates that these clinical uses would provide health care to residents and workers in Mission Bay and the surrounding neighborhoods.

The East Campus will be developed in two phases, with Block 33, the first phase, already complete.

Block 33 (Phase 1 of East Campus)

The Wayne and Gladys Valley Center for Vision on Block 33, immediately north of the Block 34 site, represents the first phase of UCSF's Mission Bay East Campus. It is comprised of a 12-story academic administrative office tower with an attached three-story conference center and a five-story research, teaching, and clinical eye care center. The Commission determined, by Resolution No. 56-2016, that the Block 33 design was in substantial conformance with the Required Design Standards. Block 33 started construction in June of 2017 and the building was completed in March of 2020.

Blocks 33 and 34 are separated by a 79-foot-wide landscaped mid-block crossing or "paseo," yet to be built, which will act as a landscaped courtyard to both buildings, as a path of circulation for pedestrians between Third Street and Illinois Street, and as a patient drop-off zone.

In accordance with the Phase 1 program, Block 34 is currently being used as a 200-car surface parking lot. UCSF will begin Phase 2 of the Blocks 33 and 34 East Campus upon the Commission's review of substantial conformance with the Required Design Standards and the Regent's approval of the Block 34 Design Concept Package.

Secondary Use Determination

Blocks 33 and 34 sit in the Project Area's Commercial / Industrial land use district. Research and office uses are principally permitted in the Commercial / Industrial land use district, however, clinical uses and outpatient facilities are secondary uses that require discretionary approval by the Executive Director of OCII. OCII underwent a secondary use authorization process to allow for UCSF's proposed programming of the East Campus. In a letter dated December 23, 2016, the Executive Director determined that the clinical uses proposed on Blocks 33 and 34 are a permitted secondary use within the Commercial Industrial/Retail land use district under Section 302.4.B of the Redevelopment Plan and made findings under the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq.) related to the approval of these uses on the site. This authorization was based on the proposed development of up to a total of 250,000 gross square feet of Floor Rentable Area of clinical uses providing outpatient care as a secondary use within one or both of the two buildings comprising the East Campus.

The authorization was conditioned based on the following:

- Compliance with the Mission Bay Streetscape Plan
- Limiting vehicular ingress and egress to Illinois Street
- Adherence to the design review process and design standards laid out in the MOU
- The implementation of certain construction related mitigation measures related to lighting, archaeological resources and noise

UCSF proposes to use a total of 203,986 square feet of Floor Rentable Area of the authorized secondary use for the East Campus. A breakdown of the square footage is shown in the following section.

DISCUSSION

Design Concept

Requirements

The MOU requires the design for Block 34 to conform with: the D for D; the layout of the public streets set forth in the Redevelopment Plan; the Mission Bay South Streetscape Plan; and the Mission Bay South Signage Plan. The MOU also states UCSF will endeavor to incorporate Additional Design Standards such as incorporating non-neutral color tones, creating a design that differentiates from the remainder of the UCSF Mission Bay campus, and providing for on-site loading and unloading.

In addition to the MOU, the streetscape along the southern edge of Block 34 is also governed by the Mission Bay South Infrastructure Plan, or Attachment D to the South OPA ("Infrastructure Plan"), which requires a *"30 foot wide (20 foot building setback and 10 foot sidewalk) combined pedestrian and bicycle connection between Mariposa Park and Mariposa Bayfront Park along the northern edge of Mariposa Street at Parcels X3 and 34 from Terry Francois to Fourth Street. This setback area will be privately owned but publicly accessible."* This 30 foot wide zone along Mariposa Street referred to in the Infrastructure Plan is known as "Mariposa Walk."

Design Description

On December 23, 2020, UCSF submitted to OCII staff the Block 34 design concept package (Attachment B), consisting of an 83 foot Clinic Building massing (with 20 foot allowed mechanical penthouse) and a nine-story 500-car Parking Structure at the corner of Mariposa and Third Streets.

The Clinic Building has three massing elements that correspond to different programming: 1) 20-foot-high clear glass ground floor lobby and circulation space, as well as a retail pharmacy, urgent care center, and a small café, 2) fiber cement or precast panels with vertical slot windows forming an ambulatory surgery suite on the second floor, and 3) a clear glass upper massing for floors 3-5 for clinic space such as exam and treatment areas. The three massing elements are framed and recessed so as to further distinguish from one another and to create an effect of multiple, varied, smaller buildings. Entrances to the Clinic Building are marked by wood portals.

The nine-story Parking Structure is planned on the southern edge of the site and will serve both the Wayne and Gladys Valley Center for Vision on Block 33 and the Clinic Building on Block 34. The exterior of the Parking Structure is woven stainless steel mesh on the gateway corner of Third and Mariposa and perforated aluminum panels on the façade facing Illinois Street. A graphic fabric mesh panel also sits on both the Third Street and Illinois Street façades and represents a cellular pattern to indicate a health and science building use. The Parking Structure will have a Transportation Services office which will include meeting and amenity space for staff on the ground floor at the corner of Illinois and Mariposa Streets, which will be made up of clear storefront glass to increase transparency and activate that corner of the Block 34 site.

Consistent with the MOU's Additional Design Standards and the D for D, all back of house uses and the loading dock are contained within the building and positioned along Illinois Street. While the colors of the buildings are grays, whites, wood tones and glass, they differ from the colors used in the main UCSF campus and also complement the surrounding buildings. Additionally, the varied massing of the Clinic Building is consistent with the D for D's design guidelines for Commercial/Industrial areas in the Project Area, which state that "to mitigate the scale of development and create a pedestrian friendly environment, building massing should be modulated and articulated to create interest and visual variety." Finally, the Mariposa Walk area at the corner of Mariposa and Third Streets meets the dimensions required in the Infrastructure Plan and is publicly accessible.

This project will comply with the *University of California Policy on Sustainable Practices*. As required by this policy, the project will adopt the principles of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints and regulatory and programmatic requirements. Specifically, the project is eliminating the use of fossil fuels, tracking embodied carbon, and targeting a US Green Building Council LEED™ Gold rating.

Block 34's design was developed in collaboration with OCII staff. There were six design concept meetings where OCII staff provided several recommendations including: breaking up or differentiating the singular mass of the Clinical Building, focusing on the façade treatment of the Parking Garage, and ensuring that the gateway façade of the Parking Garage, in particular, has a placemaking and striking presence, consolidating and reducing the number of curb cuts for loading and pick up uses, and focusing on landscaping to emphasize pedestrian entrances.

Square Footage Allocation

	Gross Square Feet of Floor Rentable Area	
<u>Total for East Campus</u>	Authorized	Built or Proposed
Block 33		327,518
Block 34		172,148
Total:	500,000	499,666
<u>Clinical (Secondary Use)</u>		Built or Proposed
Block 33		35,703
Block 34		168,283
Total Clinical:	250,000	203,986

CITIZENS ADVISORY COMMITTEE REVIEW PROCESS

The Mission Bay Citizens Advisory Committee (CAC) reviewed the proposed design in November 2020 and again in January 2021. CAC members and the meeting attendees were supportive of the overall massing and design of the clinical building but requested that the exterior curtainwall of the parking garage be refined due to its importance at the southern gateway to the Mission Bay neighborhood. Another request related to the gateway position of the site was to reduce hardscape and concrete seating at the southern edge along Mariposa to incorporate more landscaping. Other questions from CAC members and members of the public had to do with lighting, UCSF shuttle drop-offs and sea level rise given the parcel's proximity to the waterfront.

To address the concern regarding the exterior of the parking garage, UCSF returned to the CAC for a design update on January 14, 2021. The design update responded to CAC feedback by updating exterior materials for the parking structure, specifically perforated metal panel types with varying degrees of perforation. The update showed a decrease in hardscape and an increase in plantings along Mariposa. Members of the CAC and public concluded that the design changes were appropriate and a significant improvement to what was shown at the November 2020 CAC meeting.

MISSION BAY PROGRAM IN DIVERSITY

As a State agency UCSF follows its own contracting and hiring goals. UCSF has identified as one of its Community Planning Principles in its 2014 Long Range Development Plan (LRDP) the encouragement and support of local employment opportunities. UCSF has stated the goal of establishing a strong, results-oriented plan for equitable opportunities that includes the promotion of purchasing from and contracting with small, women-owned and disadvantaged businesses, hiring and contracting with community residents, and promoting diversity in UCSF's faculty, students and staff. Also, another identified goal is the coordination of hiring programs with community employment and job training programs, labor unions, and local high schools and colleges. Although UCSF's current programs will change over time in response to changing conditions in the community, the makeup of target populations and UCSF policy, UCSF remains committed to the goals of promoting diversity and benefits for local residents and businesses in its employment and contracting practices.

The LRDP includes Community Planning Principles that call for UCSF to maximize the economic benefits for residents and businesses adjoining the existing Campus Site and any new site. Per the MOU it has been agreed that for any development on the Block 33, UCSF will make good faith efforts to hire and contract with community residents for construction and career jobs. As the second largest employer in San Francisco and a major factor in the health of the city's overall economy, the Regents recognizes that the construction projects that take place on its campuses can financially benefit the surrounding neighborhoods, as well as the entire City. The Regents is firmly committed to creating job opportunities for hiring San Francisco residents to help build its construction projects. In its most recent report to the State legislature, UCSF Medical Center reported an SBE utilization of 35.6 percent for design and construction activities in fiscal year 2019/20.

In 2011, UCSF voluntarily set construction hiring goals of at least 20 percent of the construction hours, on projects with constructions costs exceeding \$5 million, to be performed by San Francisco residents; with this percentage increasing to 30 percent by 2015/16. UCSF provides access to construction opportunities on these projects to qualified San Francisco residents through their Community Construction Outreach Program (CCOP), a mechanism that has knowledge of, and will assist with the construction hiring process, to help ensure resident workers are made aware of employment opportunities and are fairly and equitably considered for hire at the time job opportunities become available. As of December 2020, over 1,080 San Francisco resident trade-workers have contributed nearly 800,000 hours in UCSF construction projects.

UCSF has had five projects in Mission Bay that were subject to their voluntary local hire program.

UCSF also administers the EXCEL program (Excellence through Community Engagement & Learning), which is a work-based learning program that uses both classroom and on-the-job training to prepare participants for clerical/administrative career path jobs in the healthcare sector. After completing 9 weeks of computer, administrative, customer service, and medical terminology training at Jewish Vocational Services (JVS), UCSF's community-based training partner, participants are placed in paid, four-month clerical/administrative internships within UCSF's various departments, throughout both the campus and medical center. Since 2010 over 283 San Francisco residents have graduated from the EXCEL program. Of these graduates, 77 have gone on to earn full-time permanent positions with UCSF, and many are in full or part-time temporary positions within UCSF's Temporary Employment Program. Additionally, other graduates have earned full-time permanent positions with external employers including Kaiser Permanente, California Pacific Medical Center, San Francisco Department of Public Health, and San Francisco Human Services Agency. Key demographics of participants in the EXCEL program: 90% are female, 49% are Black/African American and 23% are Latinx.

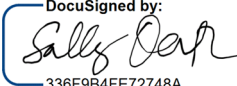
STAFF ANALYSIS

UCSF has worked cooperatively with OCII on its design of Block 34. UCSF has conformed with the Required Design Standards by adhering to the D for D; the layout of the public streets set forth in the Redevelopment Plan and the Mission Bay South Streetscape Plan. The 83-foot height of the clinical building is below the 90-foot height limit in the D for D. The sidewalks bordering the East Campus were found to be consistent with the Mission Bay South Streetscape Plan and were installed in conjunction with the construction of Block 33, through Street Improvement Permit No. 17IE-1097. Signage has not yet been designed for the block and will be submitted at a later date for approval by OCII. UCSF has also incorporated Additional Design Standards such as incorporating non-neutral color tones, creating a design that differs from the remainder of the UCSF Mission Bay campus and providing for on-site loading and unloading.

NEXT STEPS

Upon Commission review and passing of Resolution No. 05-2021, it is anticipated that the Design Concept Package for the Mission Bay East Campus's Block 34 will be presented to the UC Board of Regents for design approvals in March 2021. Pending The Regents' approval of the design, construction of the parking garage portion of Block 34 is estimated to begin in early calendar Q2 2021 and will finish in calendar Q3 2022. Construction of the clinical building is estimated to begin in calendar Q3 2021, and the building is projected to open to patients in approximately calendar Q3 2024.

(Originated by Gretchen Heckman, Development Specialist)

DocuSigned by:

336F9B4FE72748A...

Sally Oerth
Interim Executive Director

Attachment A: Mission Bay Land Use Map
Attachment B: Block 34 Design Concept Package

Attachment A: Mission Bay Land Use Map



LEGEND:

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

MISSION BAY

LAND USE MAP

December 2019



0 200 800
100 400

Attachment B



Design Concept Package Block 34 at Mission Bay



OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE
COMMISSION
FEBRUARY 2, 2021



TABLE OF CONTENTS

PROJECT OVERVIEW

Introduction.....	3
Campus Context.....	4
Site Plan.....	5
Site Photos.....	6
Program.....	7
Campus Connectivity.....	8
East Campus Site Zoning.....	9
Street Activation.....	10
Site Loading Dock.....	11
Scale and Massing.....	12
Street Wall Calculation.....	13

EXTERIOR DESIGN

Design Narrative.....	15
Aerial Site Axons.....	16
View from 3rd Street and Paseo.....	18
View from Illinois and Paseo.....	19
View from Gateway Corner.....	20
Visual Interest along 3rd Street Elevation.....	21
3rd Street Pedestrial Experience.....	22
Pattern Language and Materiality.....	23
Parking Garage Perforation Diagram.....	25

LANDSCAPE

Landscape Concept.....	27
Site and Landscape Materials.....	28
Entry View at Paseo.....	38
Paseo View at 3rd Street.....	39
Landscape Vignettes.....	40

LOGISTICS

Material Management Study.....	43
BOMA Area Calculation.....	44

DRAWINGS

Landscape and Ground Floor Plan.....	49
Floor Plan.....	50
Parking Organization Diagram.....	56
Noth-South Section.....	58
East-West Section.....	60
West Elevation.....	62
North Elevation.....	63
East Elevation.....	64
South Elevation.....	65

REQUESTS PER EAST CAMPUS MOU - ATTACHMENT 2 (APRIL 29, 2014)

1. Overall site plans, including the street and circulation, showing relationships of buildings, open space, walks, streets, parking areas, landscaping, and points of pedestrian and vehicular access **(Refer to Project Overview)**.
2. Building plans including elevations, sections, renderings sufficient to indicate architectural character and proposed materials for the exterior and public areas **(Refer to Drawings)**.
3. Perspective sketches at eye level showing architectural character and relationships to streets and adjacent buildings **(Refer to Exterior Design)**.
4. Diagrams showing height relationships to surrounding buildings **(See Pg. 12)**.
5. Narrative statements or illustrative materials explaining building sizes, number of interior and exterior parking spaces, proposed uses at street level and descriptions of any community spaces and publicly accessible areas **(Refer to Exterior Design & Drawings)**.
6. Wind studies or analysis if buildings with a parapet height greater than 100 feet in height are proposed **(Refer to supplemental report)**.
7. Any other appropriate design documents reasonably required to illustrate the architectural character together with the project's relationship to the surrounding environment **(Refer to perspective drawings)**.

INTRODUCTION

The UCSF Medical Center at Mission Bay expansion into East Campus and Block 34 positions UCSF to increase their capacity to provide services and resources to meet growing patient, staff and business demands. The Block 34 project consists of a Clinical Building and Parking Structure. The Parking Structure design, though coordinated with the Clinical Building, proceeds ahead of the Clinical Building in order to support the existing parking demands of the Wayne and Gladys Valley Center for Vision at Block 33.

The Block 34 Clinical Building will host an Ambulatory Surgery Center (ASC) and Multispecialty Clinics. The ASC will have (14) fourteen operating rooms, supporting adult outpatient surgical services currently performed within the Mission Bay hospital as well as eye surgery. The Multispecialty Clinics will include but are not limited to Primary Care, Dermatology, Urgent Care, Outpatient Rehab, and Radiology. A standalone Sterile Processing Department will support instrument cleaning for both the ASC and the Multi-specialty Clinics and a compounding pharmacy will support retail filling of patient prescriptions for the East Campus and neighboring communities.

Block 33 and 34 under the Memorandum of Understanding with OCII dated April 29, 2014 entitles for the combined building area of 500,000 Floor Rentable Area and a 500 car parking garage for the East Campus. Block 33 is 327,518 Floor Rentable Area, which allows the remaining 172,482 Floor Rentable Area for Block 34. Within the 500,000 Floor Rentable Area maximum, a secondary use allocation of 250,000 Floor Rentable Area is allowed for Clinical Outpatient Care. The clinical secondary use allowance consumed by Block 33 was 35,703 Floor Rentable Area. 172,482 Floor Rentable Area proposed for the development of Block 34, is less than the authorized remainder of the 250,000 Floor Rentable Area for secondary uses. The existing 200 car surface parking lot serving Block 33 will be replaced by the 500 car parking garage.

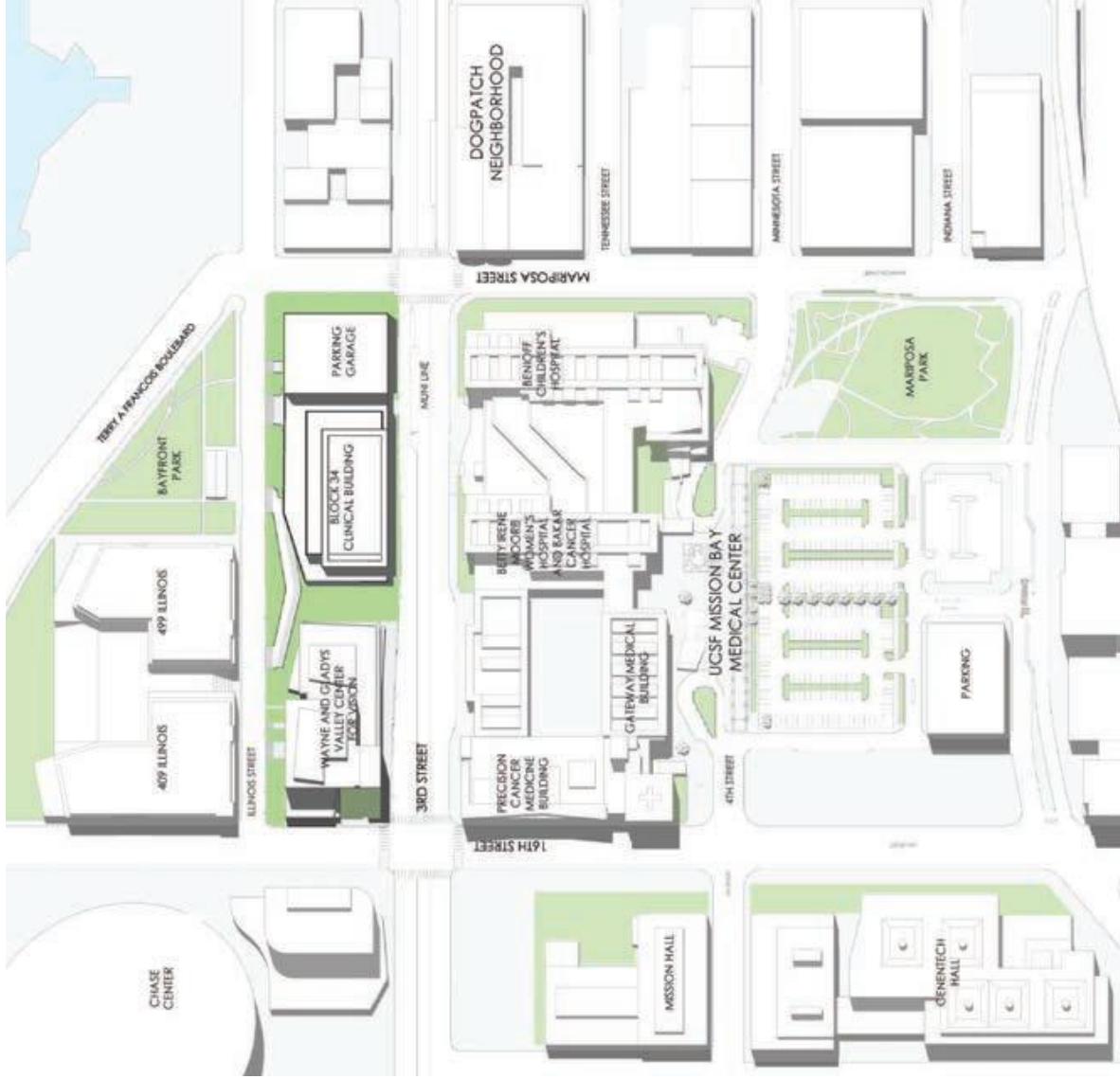
CAMPUS CONTEXT



UCSF East Campus - Block 33 and Block 34 - is subject to the design standards set forth by the Design for Development (D4D) for the Mission Bay South project area.



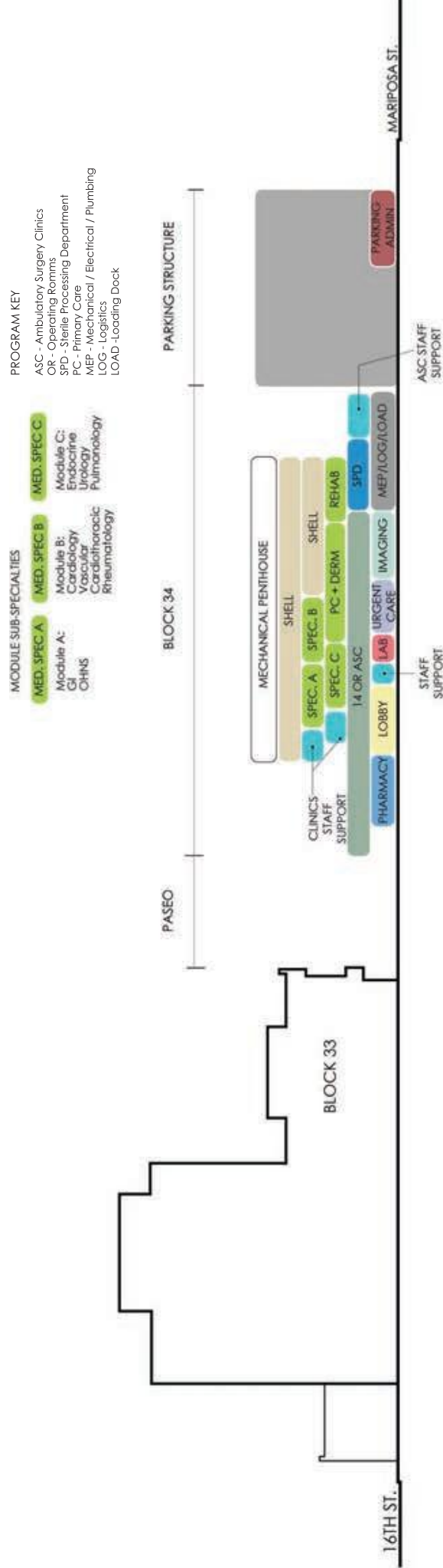
SITE PLAN



SITE PHOTOS



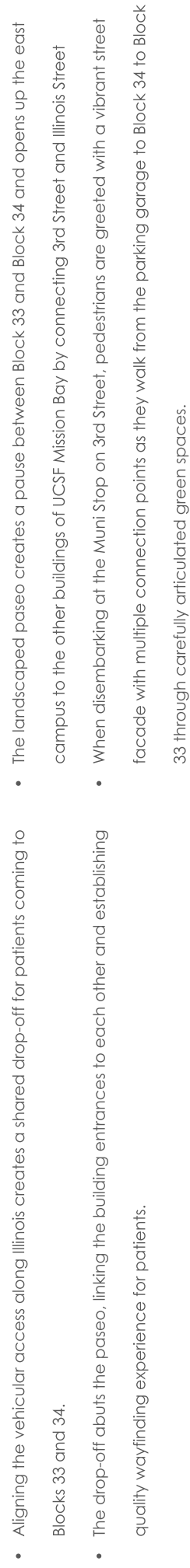
PROGRAM



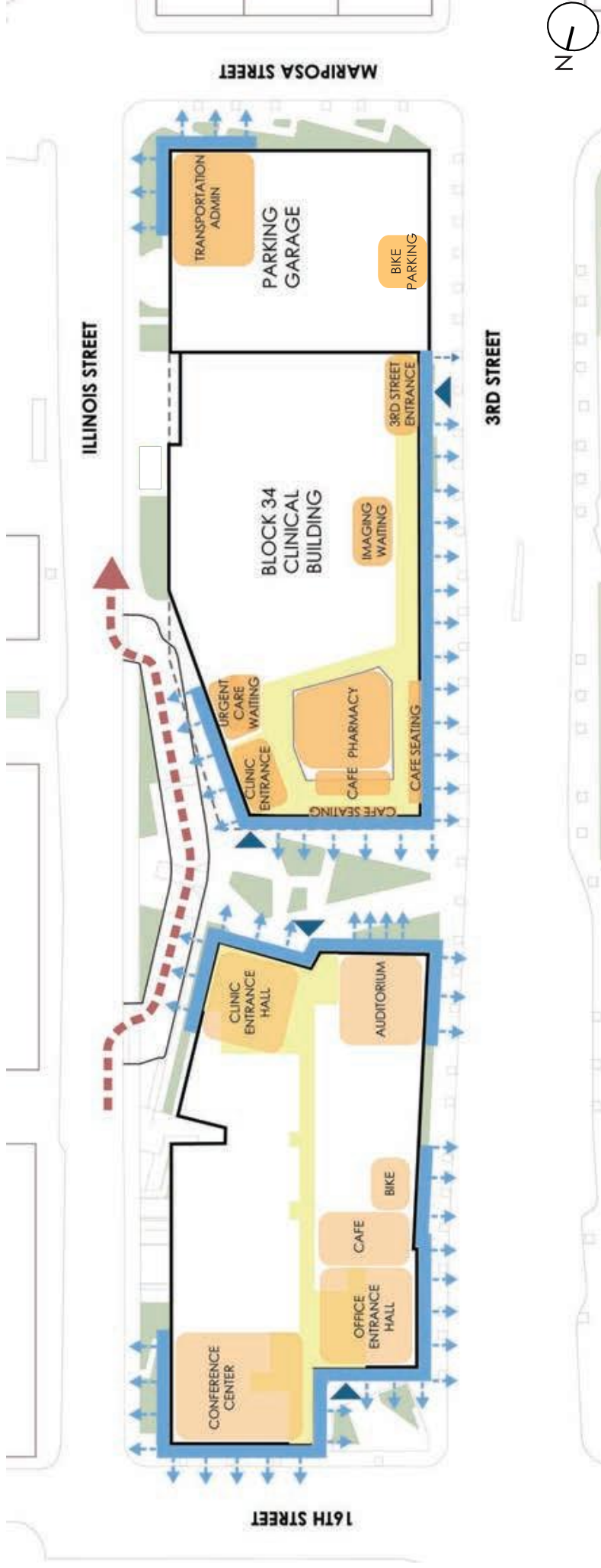


- | | | | |
|---|---|---|--|
|  | PROPOSED UCSF SHUTTLE STOP |  | VEHICULAR CONNECTION |
|  | MISSION BAY SHUTTLE STOP |  | PEDESTRIAN CONNECTION TO CAMPUS |
|  | MUNI LINE |  | PEDESTRIAN CONNECTION TO BLOCK 33 AND BLOCK 34 |
|  | MUNI STOP |  | BICYCLE ROUTE (SHARED TRAVEL LANE MARKED OR SIGNED FOR SHARED USE) |
|  | BICYCLE LANE (STRIPED, MARKED, OR SIGNED LANES FOR BIKE TRAVEL) | | |





STREET ACTIVATION

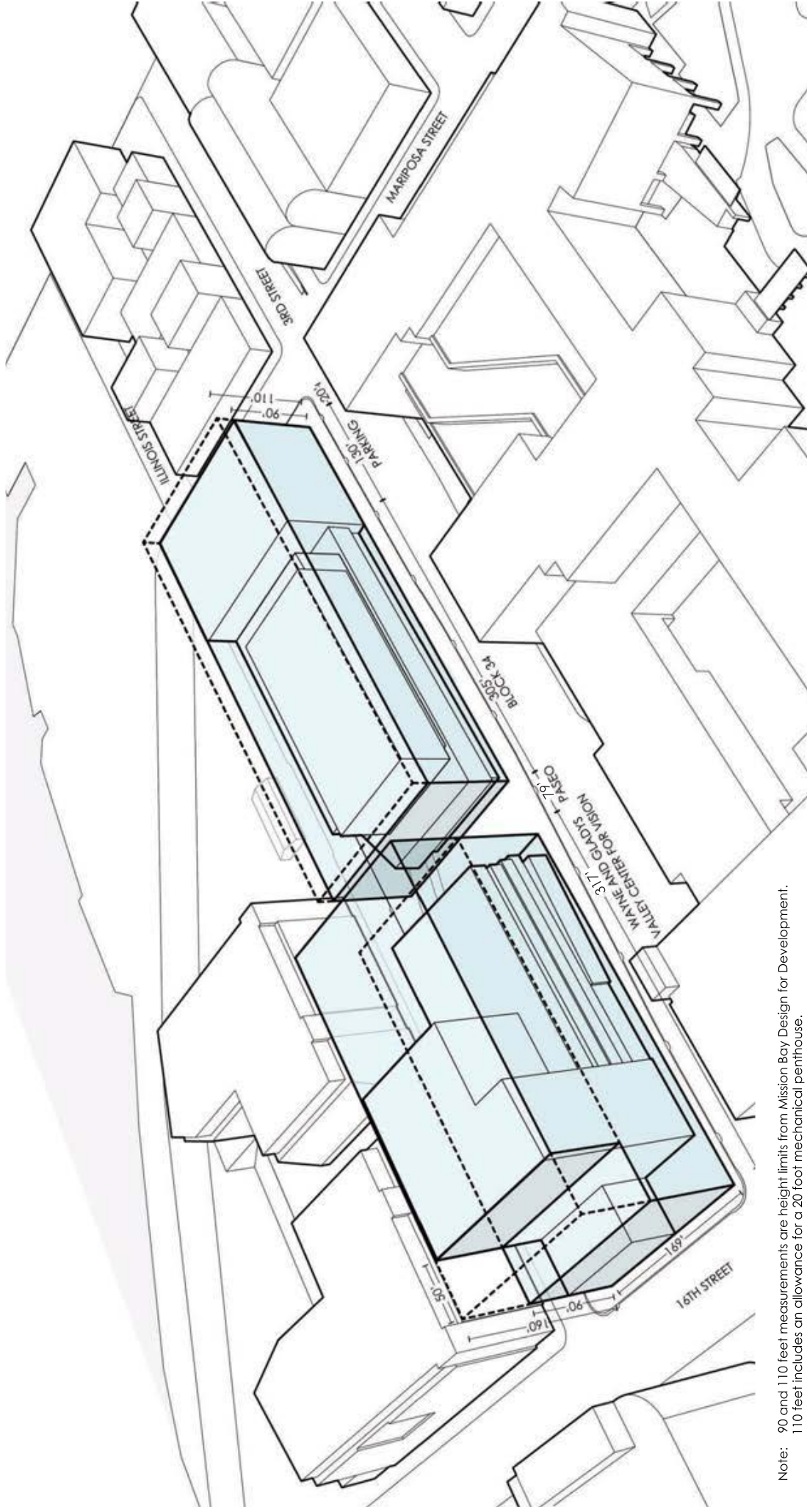


LOADING DOCK



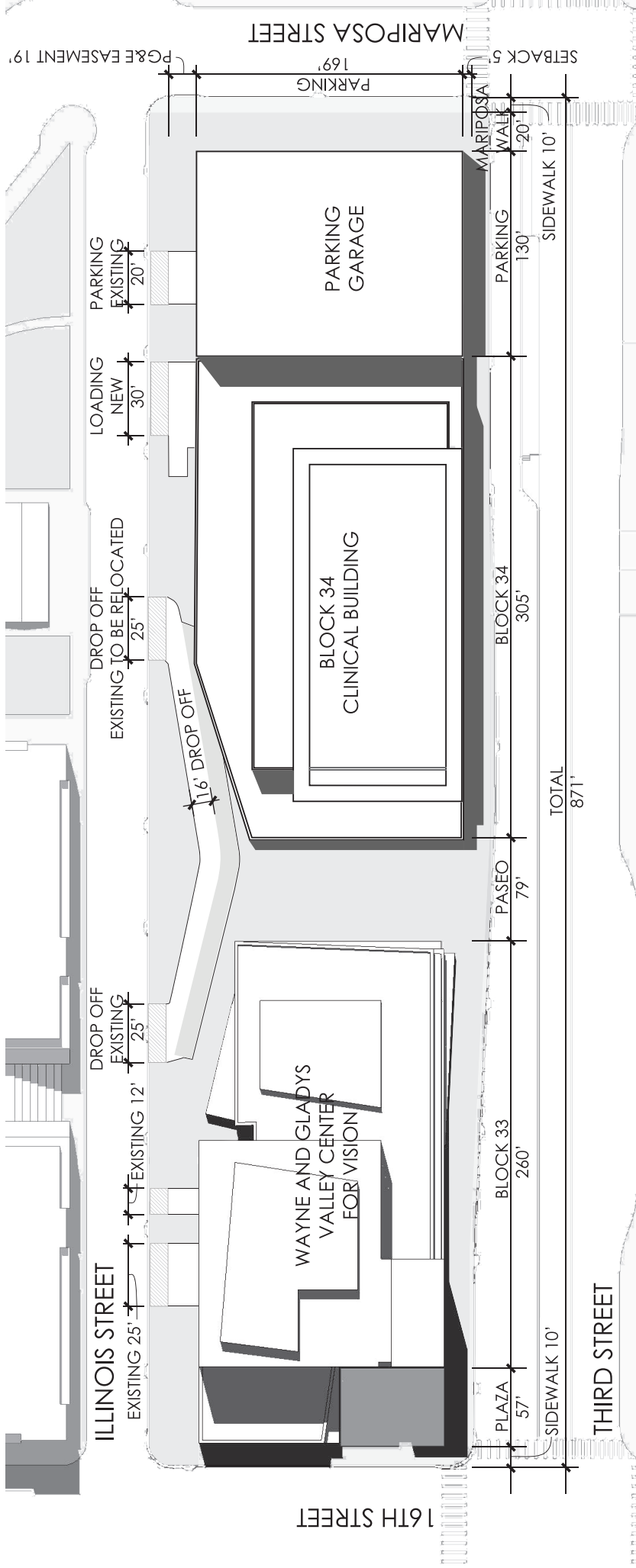
- Loading dock access on Illinois street complies with the Mission Bay Design for Development planning document which restricts curb cuts on 3rd Street and Mariposa Street.
- The loading dock curb cut is located away from the drop-off zone to avoid congestion.
- 2000 sq. ft includes one dedicated loading bay (10'W X 35'L X 14'H) for service vehicles and two shared bays with movable trash and recycling to accommodate peak truck demand.
- Off-street surface parking for Ambulance pick-up outside and perpendicular to loading dock minimizes curb cuts while maximizing street parking on Illinois Street.

SCALE AND MASSING



Note: 90 and 110 feet measurements are height limits from Mission Bay Design for Development.
110 feet includes an allowance for a 20 foot mechanical penthouse.

STREET WALL CALCULATION



- As required by the Design for Development for the Mission Bay South development area, a street wall with minimum 70% of block length frontage is required on Third Street between 16th and Mariposa. Per calculation below, the combination of B33 and B34 meets this requirement with 79% of frontage built out.

$$(BLOCK\ 33 + BLOCK\ 34\ (CLINIC) + PARKING) / TOTAL\ BLOCK\ LENGTH\ X 100 = STREET\ WALL\ PERCENTAGE$$

$$(260\ FT + 305\ FT + 130\ FT) / (871\ FT) \times 100 = 79\%$$

EXTERIOR DESIGN

DESIGN NARRATIVE

The design for Block 34 is intended to be a dynamic reflection of UCSF on the remaining parcel for the Block 33/34 development in Mission Bay. It combines site features such as parks and drop-off accommodations with the Block 33 design to have a complimentary presence that is energetic yet pleasing. A good neighbor to the surrounding campus, civic and residential buildings, as well as a steward of the environment, Block 34 is targeting LEED Gold, eliminating the use of fossil fuels, and tracking embodied carbon. The project aspires to be a state-of-the-art facility that reflects the goals and mission of UCSF and UCSF Health.

The proposed project conforms to the design standards set forth by the Design for Development (D4D) for the Mission Bay South project area. The project will incorporate the requirements for through-block circulation by creating a park space to be shared between Blocks 33 and 34. Continuation of the increased setback established by Block 33 along Third Street enhances the pedestrian experience. Utilization of non-neutral color tones on the building exteriors, along with accents of natural wood in contrast to the predominant building color, creates variation and visual interest. Usage of landscape components that are consistent with those on UCSF's North and South Campus will integrate the three areas of the UCSF Mission Bay campus into a unified whole. Block 34 will make efficient and effective accommodations for off-street loading and unloading areas for services, and an arrival area for visitors in order to maintain and maximize street parking on Illinois Street. Careful considerations have been taken to align the curb cuts along Illinois Street to minimize conflicts with vehicles entering and exiting adjacent blocks and buildings to promote pedestrian safety.

The proposed design of the Clinic Building, a steel structure utilizing moment framing and concrete slabs, reflects the programmatic functions through three key massing elements. The ground floor is designed to be visually open with use of full height, high performance clear glass allowing park and street passersby to participate in the open lobby and circulation space, therefore activating the building's presence in an inviting and engaging manner. Wood clad portals on Third Street and Illinois will accent and demarcate the entry ways to welcome visitors into the building. The second floor which houses the 14 operating rooms ambulatory surgery suite with prep and post operation care, provides a strong base for the upper clinical mass. It uses fiber cement panels (or alternatively, precast panels) to provide visual strength and a sense of being "of the earth" and organic. Recessed punch windows with vertical fins are carefully considered to allow light in, while restricting views into these sensitive areas due to the nature of the program on this floor. The upper floors, clad predominantly in high performance clear glass in the same aquamarine color tone as Block 33, house clinical modules providing exam and treatment areas for the different clinical programs on this site. The framed mass accented with wood and enveloped in fiber cement panels composed of three complimentary shades of grey/white is intentionally set to break the building into smaller scale thereby reducing the feeling of one large building and aligning with key masses of the neighboring buildings.

The parking garage, an all concrete structure, has been sited on the south end of the block to allow for a larger paseo between the Block 33 and 34 buildings. As this is a prominent location, special attention is being paid to provide the gateway presence that exists at this location for people travelling north from the Dogpatch neighborhood into the Medical Campus District, and people coming down from Potrero Hill to the waterfront. The treatment of the garage façade with its stainless steel woven metal mesh feature at the prominent corner of Third and Mariposa Streets and perforated aluminum field panels is intended to serve as a landmark for UCSF and the work that is being performed in this district. A fiber cement and wood accented frame will highlight a graphic fabric mesh panel on Third Street and Illinois Street to showcase an organic cell pattern referencing UCSF's dedication to health and science. The garage includes spaces for 500 cars and serves both Block 33 and 34 buildings. A small clear storefront glass enclosed Transportation Services office on the ground floor activates south east corner of the site, and will serve the University's staff, providing workspace, meeting space and staff amenities.

The arrival entrance along Illinois Street is integrated with the Block 33 driveway and incorporates the Paseo and drop-off for patients. It provides a safe and separate entrance for clinical functions with easy access to parking and shuttle buses. The paseo/plaza, landscaped with trees and drought resistant plants common to the neighborhood, and furnished with benches and tables, is designed to welcome patients and visitors arriving by vehicles, and on foot. The required grade changes from the drop-off to the building are integrated into the plaza, eliminating the need for ramp railings and the visual barriers they cause. Visitors will follow the sheltering wood entry portal to the main entry on the Paseo. The positioning of this clinical entry will welcome arrivals from both Illinois and Third Streets, and expresses the visual openness and connectivity making this building inviting and visually interesting.

AERIAL SITE AXON



AERIAL SITE AXON



VIEW FROM 3RD STREET AND PASEO



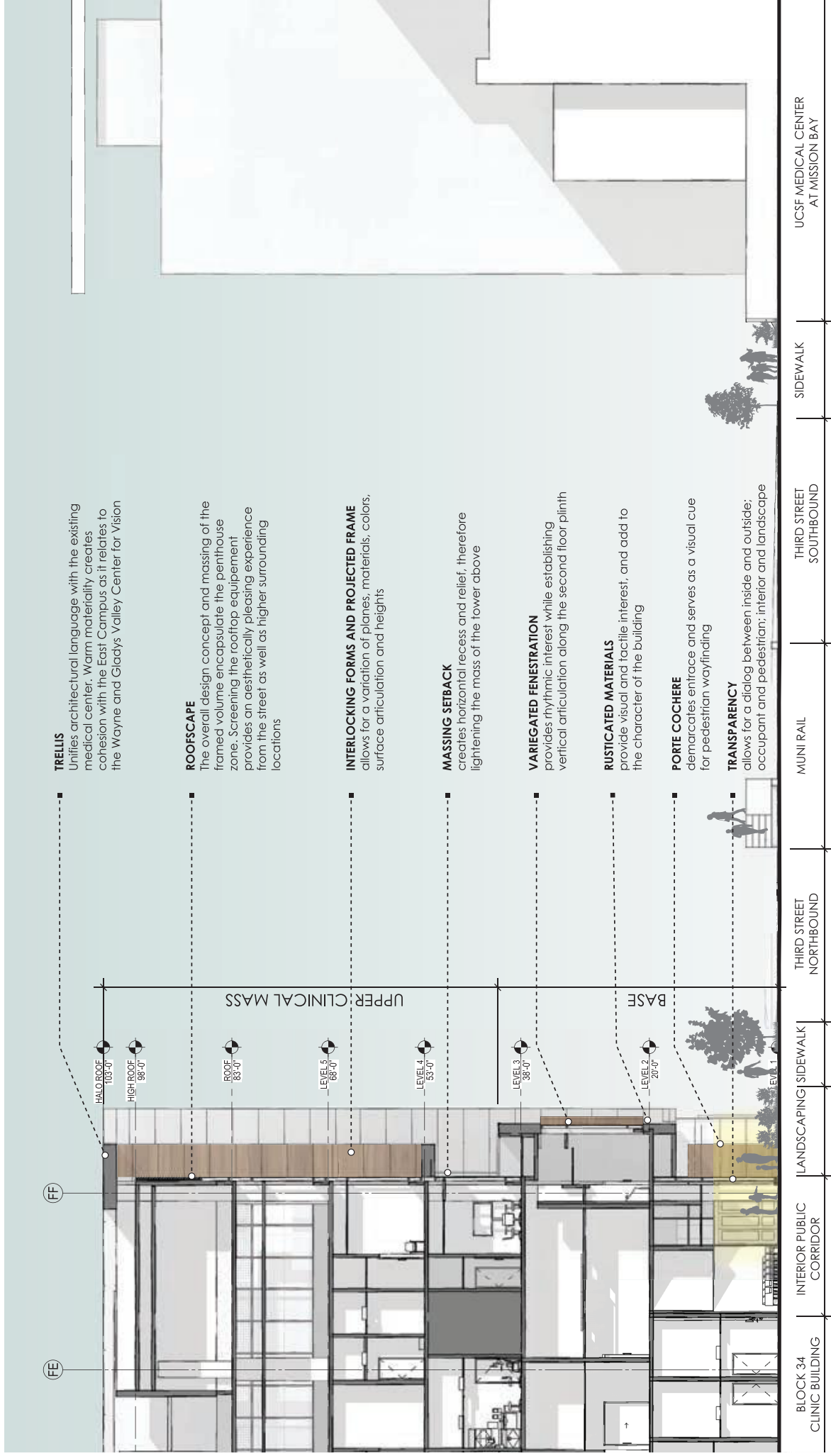
VIEW FROM ILLINOIS AND PASEO



VIEW FROM GATEWAY CORNER



VISUAL INTEREST ALONG 3RD STREET ELEVATION

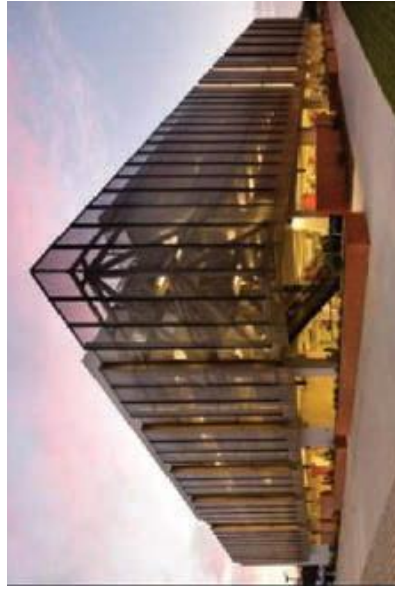
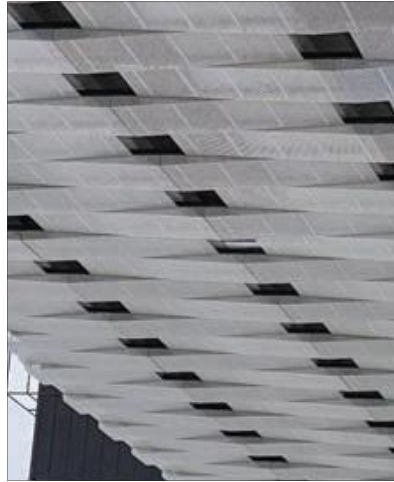


3RD STREET PEDESTRIAN EXPERIENCE



PATTERN LANGUAGE AND MATERIALITY

GARAGE - PERFORATED PANELS

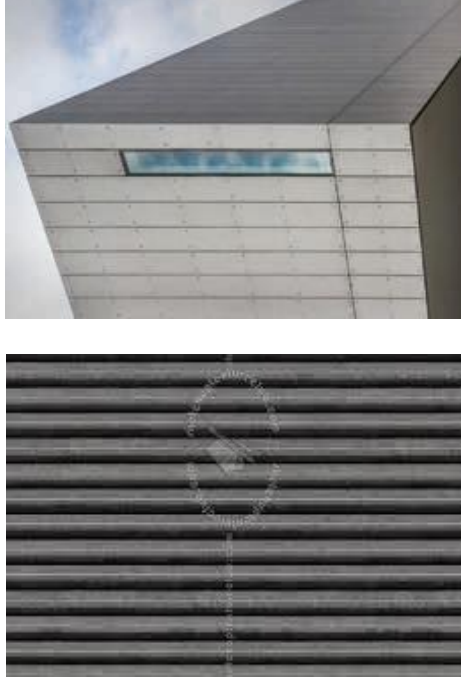


PATTERN LANGUAGE AND MATERIALITY

CLINICAL BUILDING - PRECAST PANEL SYSTEM



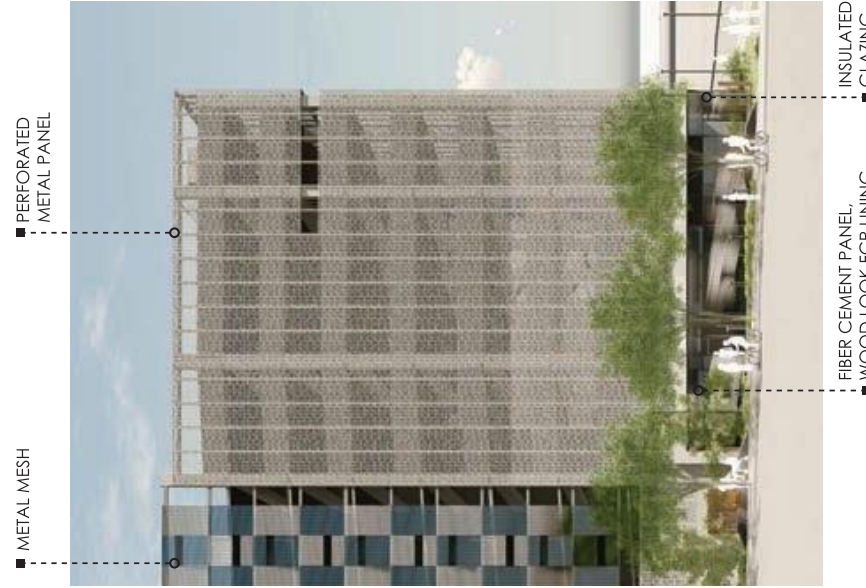
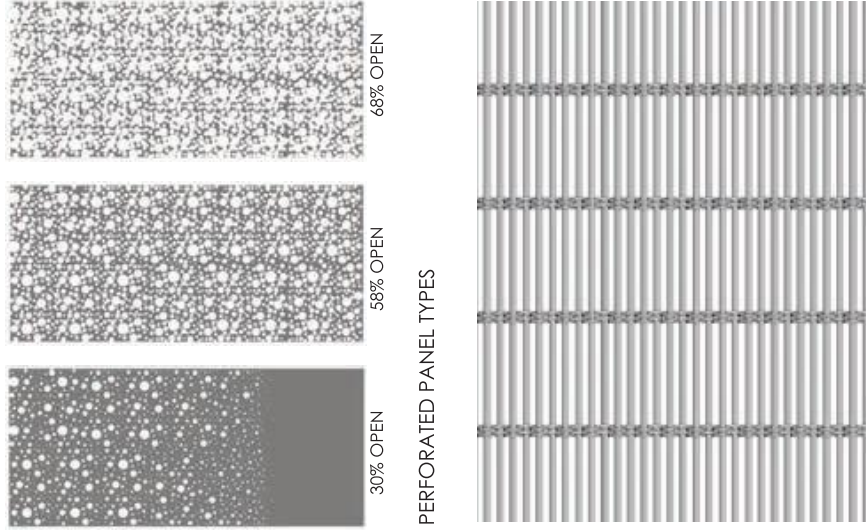
CLINICAL BUILDING - CEMENT FIBERBOARD



CLINICAL BUILDING - CURTAIN WALL SYSTEM



PARKING GARAGE PERFORATION DIAGRAM



EAST ELEVATION - PERFORATED PANEL GRADIENT

SOUTH ELEVATION

METAL MESH PATTERN

LANDSCAPE DESIGN

LANDSCAPE CONCEPT



SITE FURNISHINGS



QCP
CUSTOM PRECAST SEATWALLS



QCP
WOOD WRAPPED BENCH TOPS WITH BACKS



IFE WOOD



ARGENT WHITE PRECAST CONCRETE



CONCRETE PLANTER WALLS
FORMLINER TO MATCH INDOOR CAFE WALL



CUSTOMROCK FORMLINER PATTERN
#205



CHROMIX C-235 AUTUMN BEIGE



LANDSCAPE FORMS
MINGLE TABLE



LANDSCAPE FORMS
MINGLE TABLE



POWDERCOATED METAL
COLOR: FOG



BIG BELLY
TRIPLE STATION



EXISTING BENCHES TO BE RELOCATED

SITE FURNISHINGS



VERTICAL FIN SCREEN
CUSTOM STEEL SCREEN



URBAN ACCESSORIES
CORTEN JAMISON TREE GRATE



URBAN ACCESSORIES
CORTEN JAMISON TRENCH DRAIN



STREETLIFE
SOLID QUATTRO PILLARS



STREETLIFE
ROUGH & READY BOLLARD

SITE PAVING



STEPSTONE
EXISTING LARGE SCALE CAL ARC PAVES



GRANADA WHITE (MATCH EXISTING)



ALMOND (MATCH EXISTING)



PAVER PATTERN
GRANADA WHITE



TRANSITIONAL PAVES PATTERN
GRANADA WHITE, ALMOND, PORCELAIN



GRANADA WHITE (MATCH EXISTING)



PORCELAIN



FRENCH GRAY



PERMEABLE PAVES
GRANADA WHITE, ALMOND, PORCELAIN



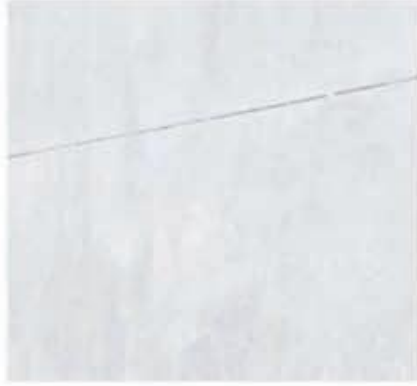
GRANADA WHITE (MATCH EXISTING)



PORCELAIN



FRENCH GRAY



STANDARD PEDESTRIAN CONCRETE



CONCRETE BANDING
INTEGRAL COLOR WITH BROOM FINISH



CHROMIX C-235 AUTUMN BEIGE



GREY CONCRETE (MATCH CITY STANDARD)

SUNNY PERENNIALS



ACHILLEA MILLEFOLIUM



AGAVE ATTENUATA



ARCTOSTAPHYLOS 'EMERALD CARPET'



ARTEMISIA 'POWIS CASTLE'



BOUTELOUA DACTYLOIDES



CEANOTHUS GRISEUS HORIZONTALIS



ENCELIA CALIFORNICA



CEANOTHUS GRISEUS



MUHLENBERGIA DUBIA



VERBENA LILACINA DE LA MINA

SCREENING SHRUBS



CALLISTEMON VIMINALIS 'SLIM'



DODONAEA VISCOSA



ILEX X 'RUTROL1'



LAURUS NOBILIS 'MONRIK'



LEUCOPHYLLUM 'LYNN'S LEGACY'



PODOCARPUS ELONGATUS 'MONMAL'



ROMNEYA COULTERI



TEUCRIUM FRUTICANS



WESTRINGIA 'BLUE GEM'

SHADY PERENNIALS



AGAVE ATTENUATA



ARCTOSTAPHYLOS X 'EMERALD CARPET'



ASTER CHILENSIS



CALAMAGROSTIS NUTKAENSIS



CAREX TEXENSIS



ECHEVERIA DERENBERGII



IRIS DOUGLASIANA



MAHONIA REPENS



RHAMNUS CALIFORNICA



SALVIA SPATHACEA

SUNNY STORMWATER SHRUBS



ACHILLEA MILLEFOLIUM



ASTER CHILENSIS



BOUTELOUA DACTYLOIDES



CAREX PANSA



EPILOBIUM CANUM



ESCHSCHOLZIA CALIFORNICA



FESTUCA IDAHOENSIS



FRAGARIA CHILOENSIS



MUHLENBERGIA DUBIA



SALVIA SPATHACEA

SHADY STORMWATER SHRUBS



ACHILLEA MILLEFOLIUM



CALAMAGROSTIS NUTKAENSIS



CAREX PANSA



ELYMUS GLAUCUS



IRIS DOUGLASIANA



JUNCUS PATENS



POLYSTICHUM MUNITUM



RIBES VIBURNIFOLIUM



ROSA CALIFORNICA



SALVIA SPATHACEA

LANDSCAPE TREES



MELALEUCA QUINQUENERVIA



ULMUS PARVIFOLIA 'DRAKE'



LOPHOSTEMON CONFERTUS



MAGNOLIA GRANDIFLORA 'ST. MARY'



MAGNOLIA GRANDIFLORA 'LITTLE GEM'



CALLISTEMON CITRINUS

STORMWATER TREES



MELALEUCA QUINQUENERVIA



PLATANUS ACERIFOLIA



CHILOPSIS LINEARIS

ENTRY VIEW AT PASEO



PASEO VIEW FROM 3RD STREET



LANDSCAPE VIGNETTES



LANDSCAPE VIGNETTES



LOGISTICS

MATERIAL MANAGEMENT STUDY

- HOURS OF DOCK OPERATION: 6AM TO 6PM
- TOTAL NUMBER OF TRUCKS PER DAY: 19 (refer to table for details)
- DOCK DEMAND: 1.58 TRUCKS PER HOUR
- ANTICIPATED PEAK DEMAND: 3 TRUCKS

TYPE	FREQUENCY / WEEK	FREQUENCY / DAY
TRASH / RECYCLE / COMPOST		
20-CY COMPACTOR TRASH	1 PER WEEK	0.2 PER DAY
15-CY COMPACTOR RECYCLE	1 PER WEEK	0.2 PER DAY
4-CY COMPOST CONTAINER	1 PER WEEK	0.2 PER DAY
CHEMICAL WASTE		
CHEMICAL WASTE	1 PER MONTH	0.03 PER DAY
BIOLOGICAL WASTE		
EHS	1 PER WEEK	0.2 PER DAY
STERICYCLE		1 PER DAY
MAIL DELIVERY		
MAIL		1 PER DAY
CLINICAL		
CLINICAL SUPPLY		3 PER DAY
MEDICAL SUPPLY		1 PER DAY
FEDEX / UPS DELIVERY / DROP-OFF		2 PER DAY
LAB COURIER / BLOOD DRAW	N/A	
TRASH REMOVAL		
OFFICE SUPPLY DELIVERIES	1 PER WEEK	0.2 PER DAY
PHARMACY DELIVERIES	1 PER MONTH / 1 PER DAY (FEDEX)	1.03 PER DAY
ASC BLOOD BAG USE	N/A	
ASC IMPLANT / TISSUE USE		1 PER DAY
ASC LIQUID NITROGEN	2 PER WEEK	0.2 PER DAY
ASC DRY ICE	N/A	
ASC PRIMARY SUPPLY		1 PER DAY
BUILDING LOGISTICS		
HOSPITALITY BULK STORAGE	3 PER WEEK	0.4 PER DAY
CONFIDENTIAL WASTE		1 PER DAY
MEDICAL WASTE	3 PER WEEK	0.4 PER DAY
BULK FOOD		2 PER DAY
MATERIAL MANAGEMENT		1 PER DAY
LINEN		1 PER DAY
TOTAL		19 PER DAY

BOMA AREA CALCULATIONS - SUMMARY

Block 33 and 34 under the Memorandum of Understanding dated April 29, 2014 allows for the entitlement of 500,000 Floor Rentable Area and a 500 car Parking Garage for the East Campus. Within the 500,000 maximum, a secondary use allocation of 250,000 Floor Rentable Area for Clinical Outpatient Care. The below table calculates the existing and proposed entitlements.

BLOCK 33 (BUILT)

- OVERALL BUILDING: 327,518 FLOOR RENTABLE AREA
- CLINICAL (WITHIN OVERALL BUILDING AREA): 35,703 FLOOR RENTABLE AREA
- 200 CAR SURFACE PARKING (TO BE REPLACED BY PARKING STRUCTURE)

BLOCK 34 (PROPOSED)

- OVERALL BUILDING: 172,148 FLOOR RENTABLE AREA
- CLINICAL (WITHIN OVERALL BUILDING AREA): 168,283 FLOOR RENTABLE AREA
- 500 CAR PARKING STRUCTURE

TOTAL FOR EAST CAMPUS

- OVERALL BUILDING: 499,666 FLOOR RENTABLE AREA
- CLINICAL (WITHIN OVERALL BUILDING AREA): 203,986 FLOOR RENTABLE AREA
- 500 CAR PARKING STRUCTURE

BOMA AREA CALCULATIONS - SUMMARY

Summary Table				
Floor Level	Gross Building Area	Gross Measured Area	Major Vertical Penetrations	Floor Rentable Area
1	2	3	4	5
				(3-4)=5
Level 1				
		46,651	45,569	1,445
				44,124
Level 2				
		48,714	47,343	1,600
				45,743
Level 3				
		27,945	27,449	2,089
				25,360
Level 4				
		29,400	29,138	2,434
				26,704
Level 5				
		29,400	28,848	2,802
				26,046
Roof		4,790	4,171	
				4,171
Total		186,900	182,518	10,370
				172,148

BOMA AREA CALCULATIONS - DETAILED

Usable Area					
Floor Level	Space I.D.	Office Area	Building Common Area	Floor Usable Area	
1	6	7	8	9	
				(7+8)=9	
Level 1	Office Area	22,792			
	Café	354			
	Building Common Area		20,678		
	All Spaces This Floor	23,146	20,678	43,824	
Level 2	Office Area	41,722			
	Building Common Area		1,109		
	All Spaces This Floor	41,722	1,109	42,831	
Level 3	Office Area	20,130			
	Building Common Area		4,387		
	All Spaces This Floor	20,130	4,387	24,517	
Level 4	Office Area	21,026			
	Building Common Area		4,829		
	All Spaces This Floor	21,026	4,829	25,855	
Level 5	Office Area	21,538			
	Building Common Area		3,915		
	All Spaces This Floor	21,538	3,915	25,453	
Roof	All Spaces This Floor		4,171	4,171	
Total		127,562	39,089	166,651	

Building common area includes lobbies, public toilets, mechanical, electrical, and IT rooms.

Gross Building Area (all area within finished surface of exterior walls)		
Floor Level		Area (SF)
Level 1		46,651
Level 2		48,714
Level 3		27,945
Level 4		29,400
Level 5		29,400
Roof		4,790
Total		186,900
**Note this does not equal the CBC calculated GSF as code allows the omission of some but not all shafts. BOMA is all area within the exterior face of walls.		

BOMA AREA CALCULATIONS - DETAILED

Clinic Rentable Area	
Floor Level	Clinic Rentable Area
Level 1	40,259
Level 2	45,743
Level 3	25,360
Level 4	26,704
Level 5	26,046
Roof	4,171
Total	168,283
*Clinic rentable area does not include parking administration space in the parking garage footprint	

Floor Rentable Area (area within interior predominant surface of exterior walls, minus shafts and their enclosing walls)			
Floor Level	Measured Area w/in Exterior Walls	Vertical Penetration	Total
Level 1	45,569	1,445	44,124
Level 2	47,343	1,600	45,743
Level 3	27,449	2,089	25,360
Level 4	29,138	2,434	26,704
Level 5	28,848	2,802	26,046
Roof	4,171	0	4,171
Total	182,518	10,370	172,148
**Building Rentable Area			

DRAWINGS

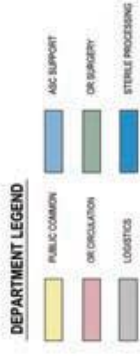
LANDSCAPE AND GROUND FLOOR PLAN



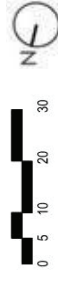
FLOOR PLAN - LEVEL 1



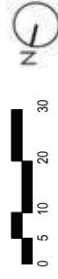
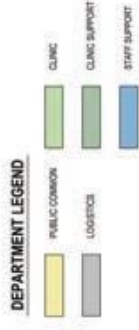
FLOOR PLAN - LEVEL 2



3" RECESSED PUNCH WINDOWS WITH
12" VERTICAL FIN, TYP. AT LEVEL 2



FLOOR PLAN - LEVEL 3



FLOOR PLAN - LEVEL 4

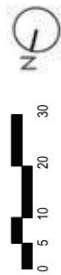
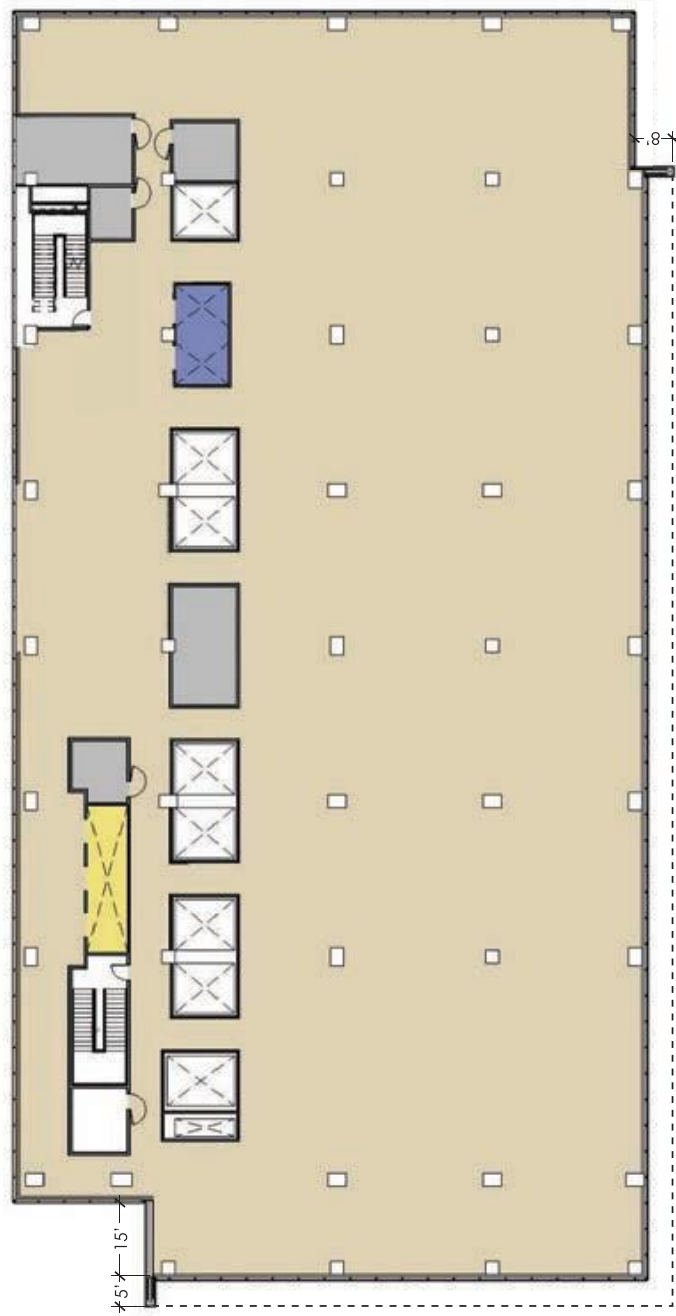
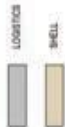
DEPARTMENT LEGEND

	PUBLIC COMMON		CLINIC
	LOGISTICS		CLINIC SUPPORT
	SHELL		STAFF SUPPORT

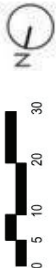
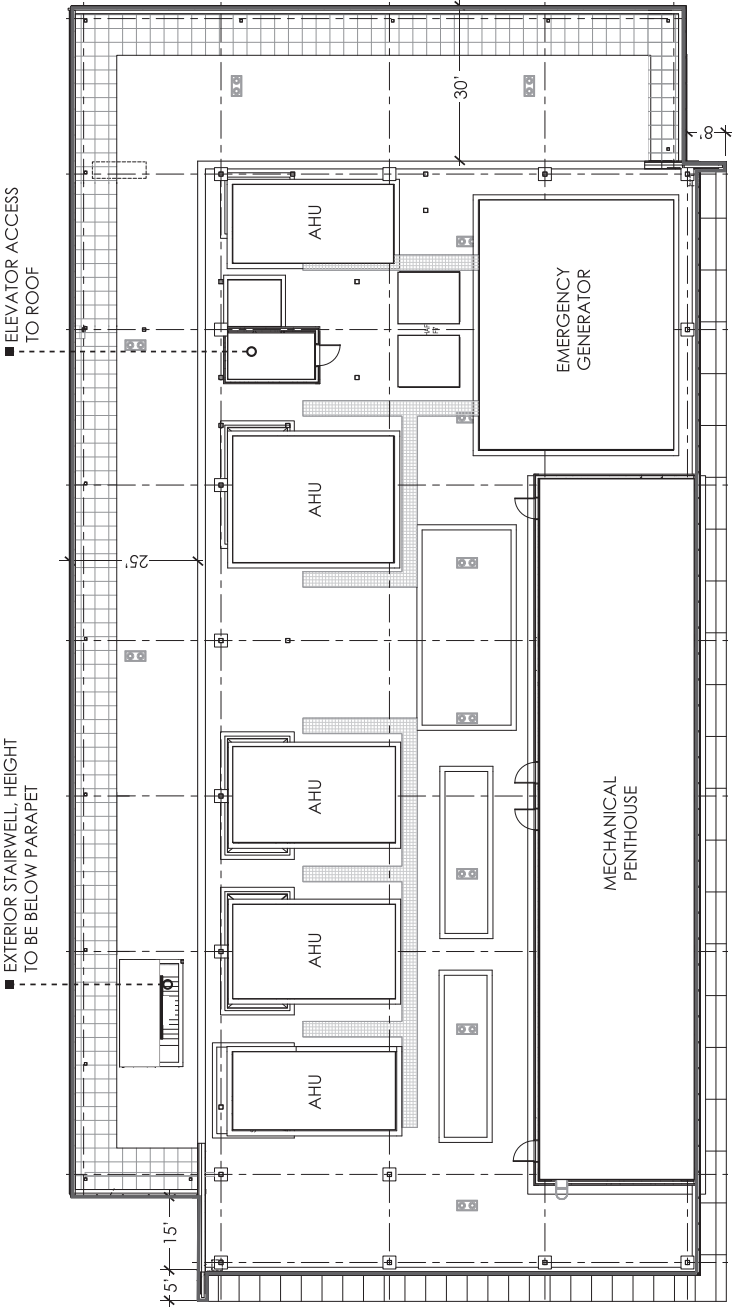


FLOOR PLAN - LEVEL 5

DEPARTMENT LEGEND



FLOOR PLAN - ROOF



PARKING ORGANIZATION DIAGRAM - FIRST FLOOR

LIGHTING

LIGHTING SHALL INCORPORATE 45 DEGREE
FIXTURE ANGLE CUTOFF AND 0.25 FOOT-CANDLES
OF SPILL-LIGHTING AT 5 FEET FROM PROPERTY LINE.

PARKING

CAR SPACES

LEVEL 1: 36 CARS

LEVEL 2: 59 CARS

LEVEL 3: 59 CARS

LEVEL 4: 59 CARS

LEVEL 5: 59 CARS

LEVEL 6: 59 CARS

LEVEL 7: 64 CARS

LEVEL 8: 64 CARS

LEVEL 9: 41 CARS

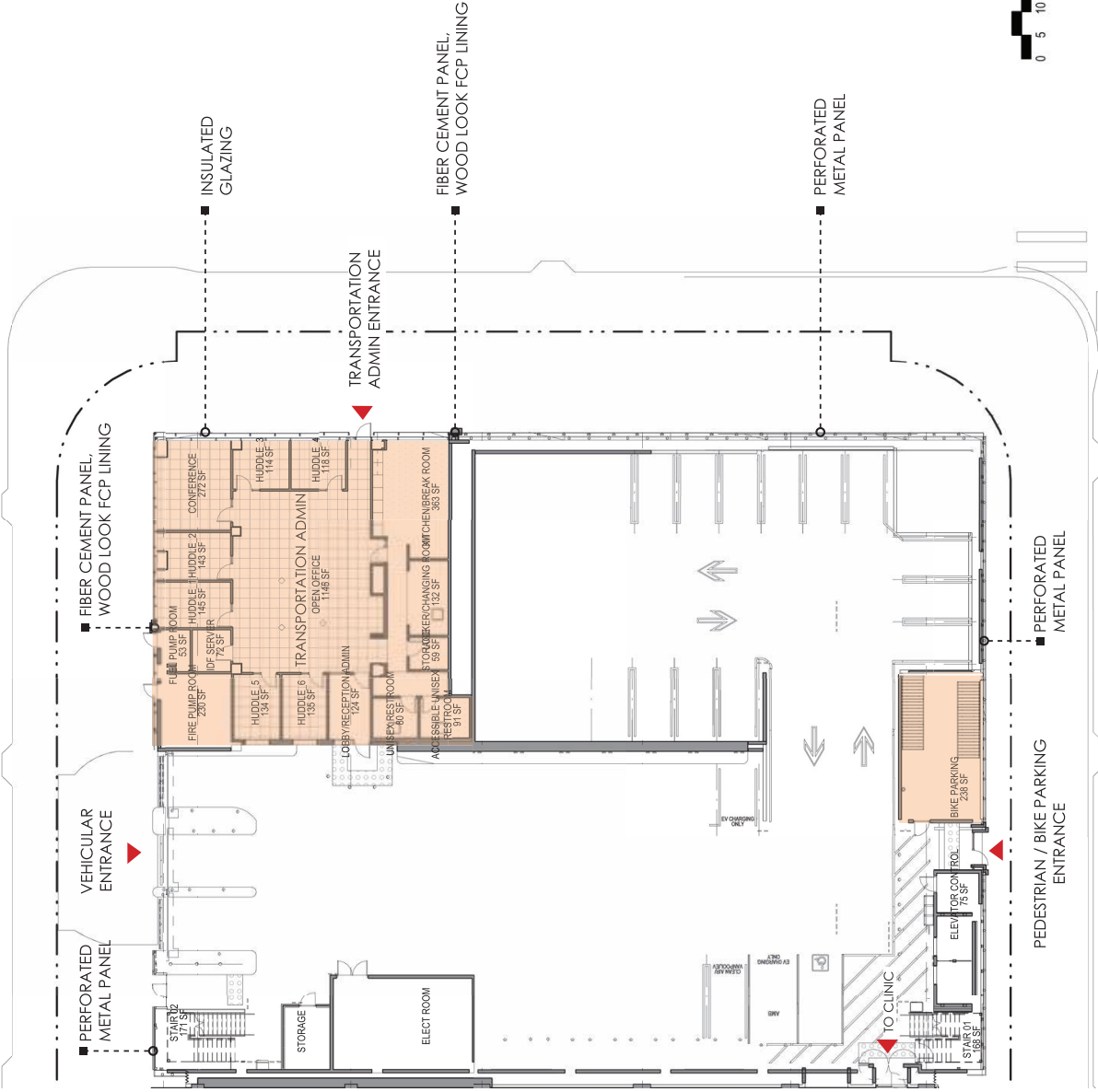
BICYCLE SPACES

LEVEL 1: 48 BICYCLES

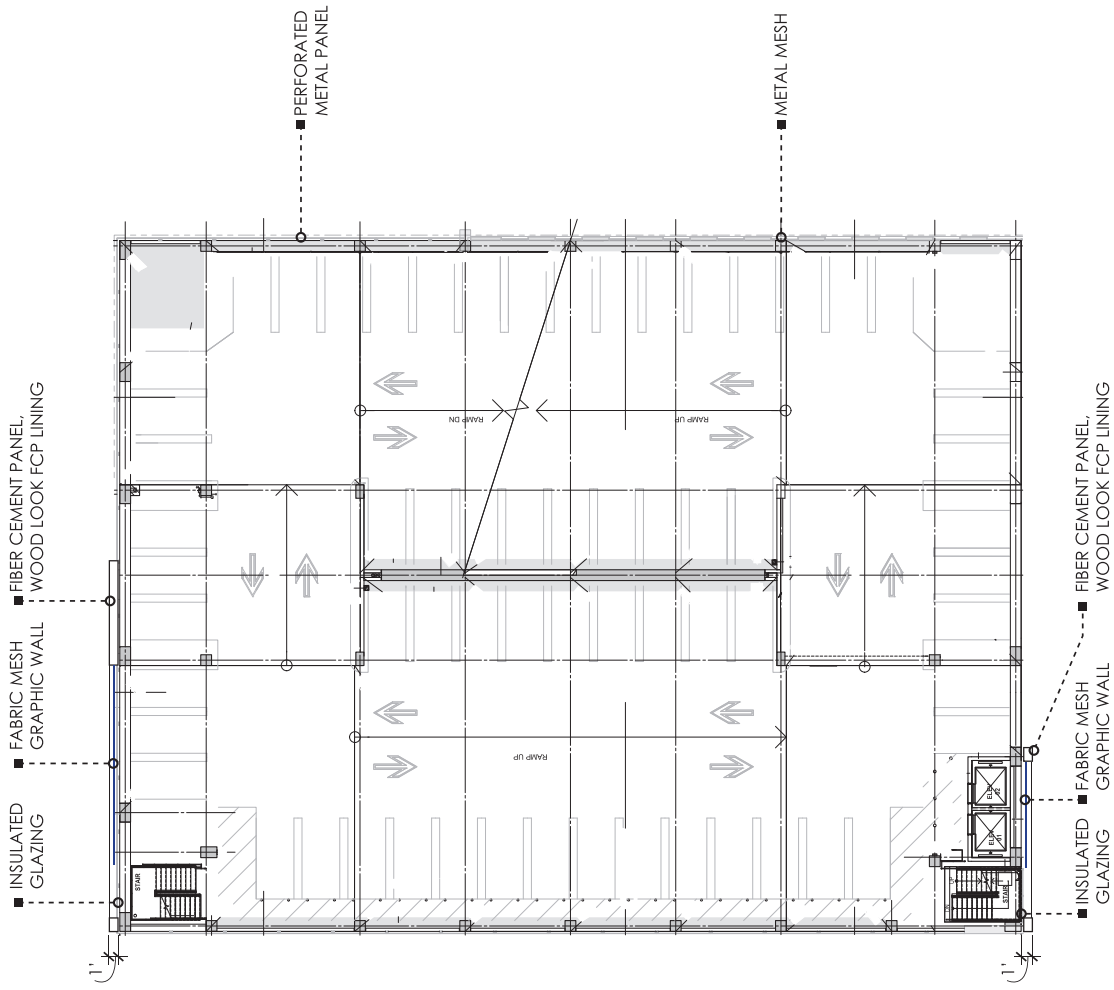
TOTAL PARKING:

500 CAR SPACES

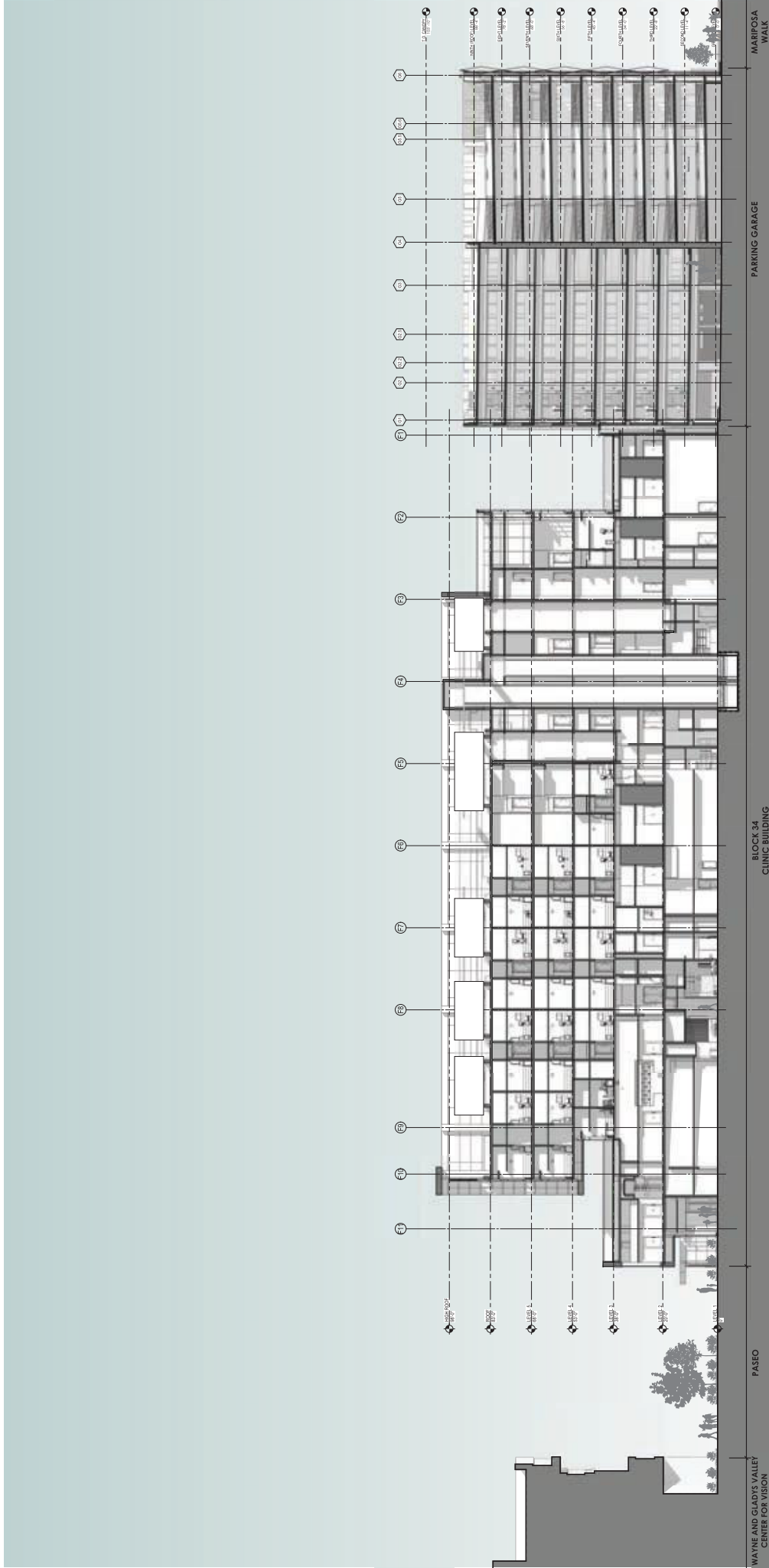
48 BICYCLE SPACES



PARKING ORGANIZATION DIAGRAM - TYPICAL FLOOR



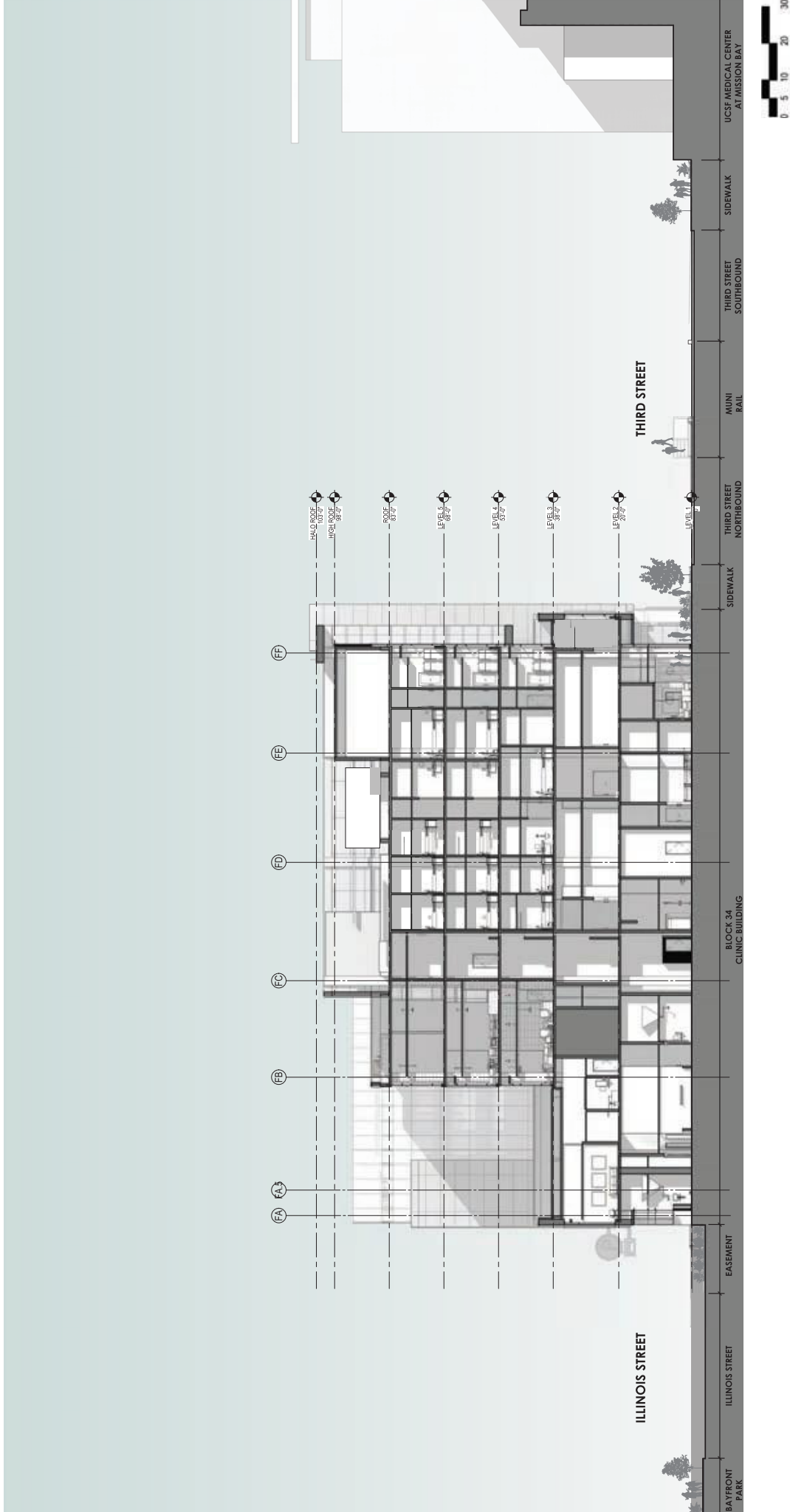
NORTH-SOUTH SECTION



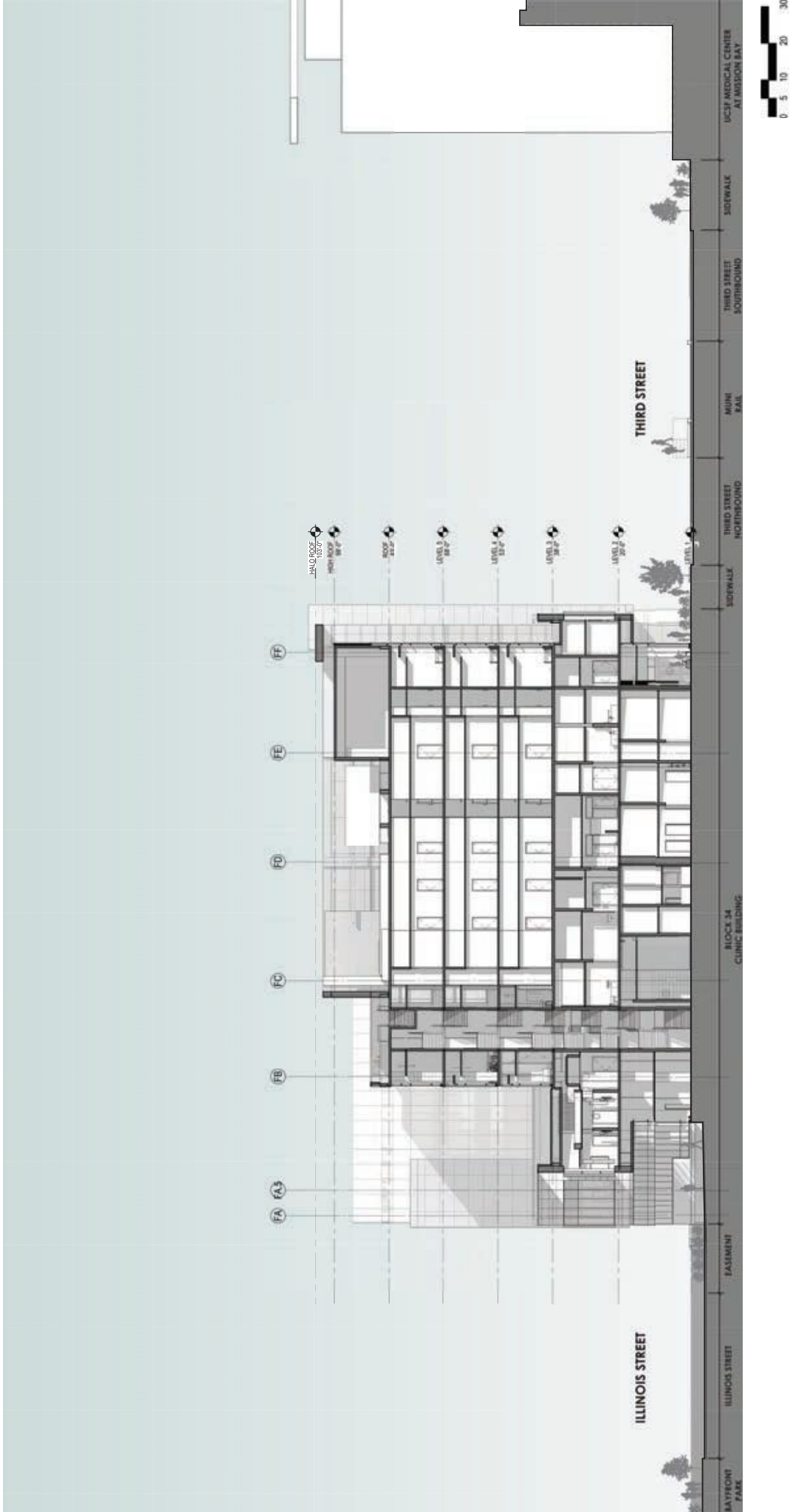
NORTH-SOUTH SECTION



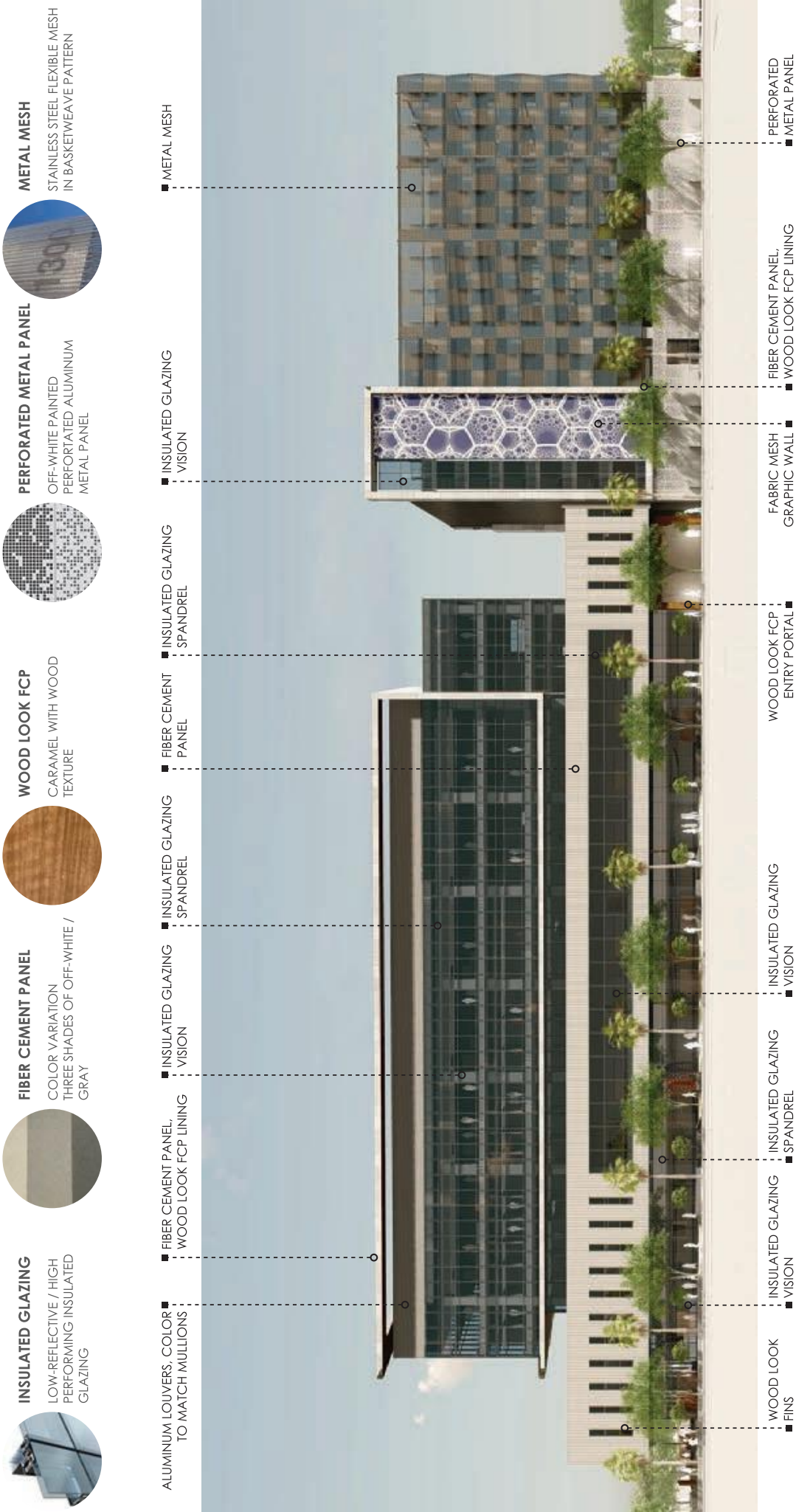
EAST-WEST SECTION



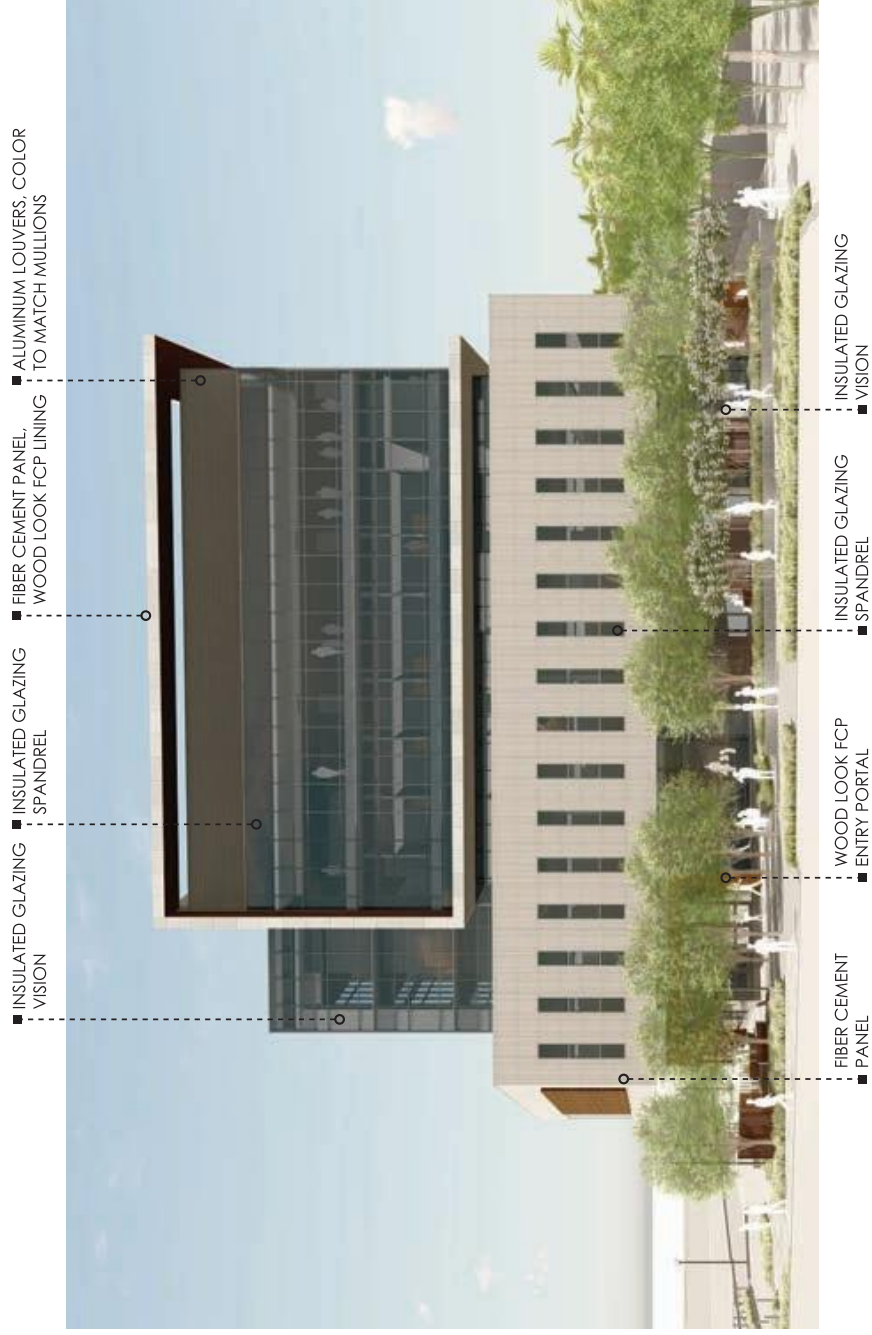
EAST-WEST SECTION



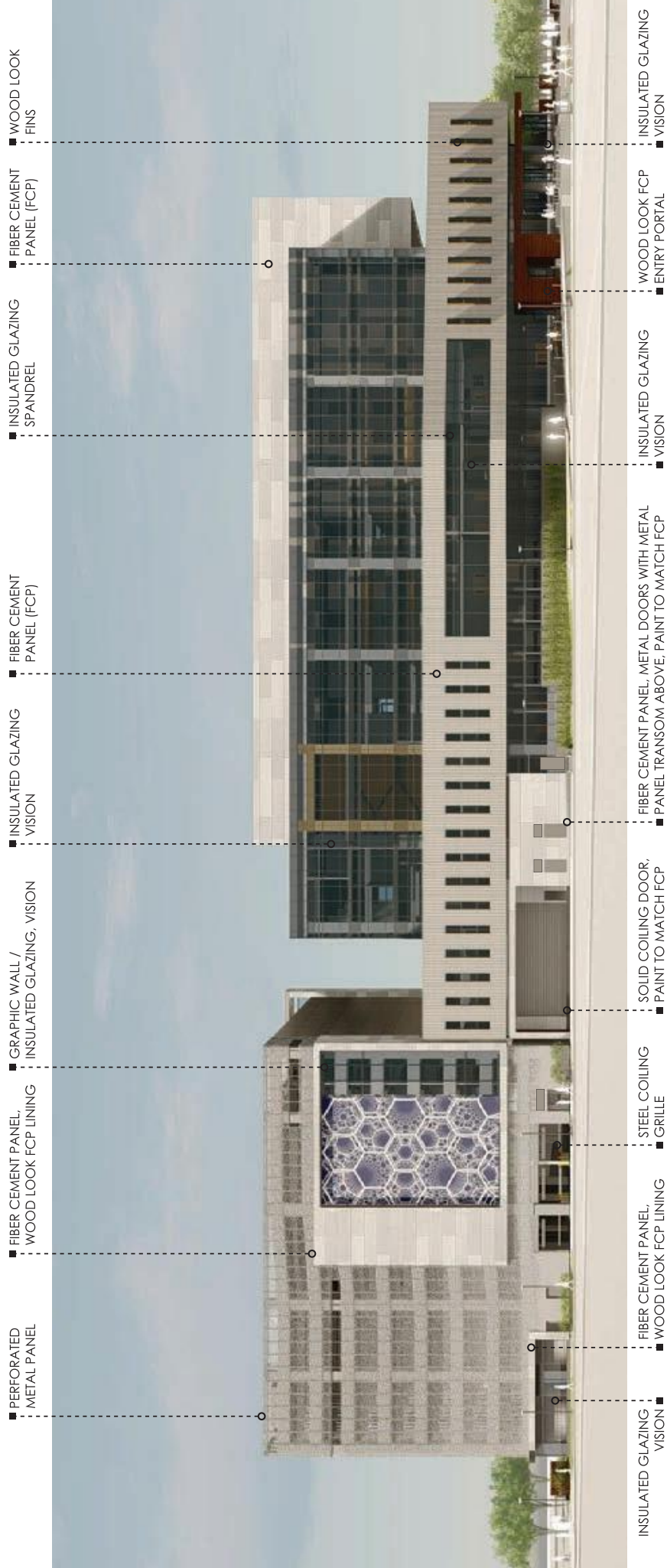
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION





100 CALIFORNIA STREET, SUITE 1000 SAN FRANCISCO, CA 94111

© 2020 STANTEC ARCHITECTURE | NOT FOR DISTRIBUTION