

126-0362016-002

Agenda Item **No. 5 (b)**
Meeting of December 20, 2016

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Tiffany Bohee, Executive Director

SUBJECT: Reviewing the design of UCSF's Mission Bay East Campus Phase 1 Building on Block 33 for substantial conformance with Required Design Standards as described in the Memorandum of Understanding between OCII and UCSF for Blocks 33-34; Mission Bay South Redevelopment Project Area

EXECUTIVE SUMMARY

In 2015, The Regents of the University of California (the "Regents") purchased Blocks 33 and 34 from Bay Jacaranda No. 3334 LLC, ("Previous Owner") an affiliate of salesforce.com, to expand the facilities of the University of California at San Francisco ("UCSF"). UCSF plans to develop its Mission Bay East Campus Phase 1 Building on Block 33 with an interim 200 space surface parking lot on Block 34. At a later date, UCSF will build an up to 160,000 square foot building and a 500 space garage on Block 34. Block 33 will occupy approximately 343,00 gross square feet of office and clinical space. The Project is comprised of one building with a 160-foot tower element, flanked by base elements to the north and south at 45 feet and 70 feet respectively. The Project architect is Smith Group JJR.

Edwin M. Lee
MAYOR

Tiffany Bohee
EXECUTIVE DIRECTOR

Mara Rosales
CHAIR

Miguel Bustos
Marilyn Mondejar
Leah Pimentel
Darshan Singh
COMMISSIONERS

Blocks 33 and 34 comprise a vacant, 3.8-acre parcel located in the Mission Bay South Redevelopment Project Area ("Mission Bay South"). Under the Mission Bay South Redevelopment Plan ("South Redevelopment Plan"), Blocks 33 and 34 have a land use designation of Commercial Industrial which allows for a wide range of office, retail, laboratory and manufacturing uses. Clinics for outpatient care are defined as a secondary use and are an allowable land use with approval from the Executive Director. At Block 33 UCSF is anticipating 56,000 square feet of clinical space. However, UCSF plans to build additional clinical space at Block 34 so they are requesting a secondary use finding for up to 250,000 square feet of clinical outpatient care.

On April 29, 2014, the Commission approved a 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 with the following (collectively, the "Required Design Standards"): (1) The Design for Development for the Mission Bay South Project Area, approved by Former Agency's Commission by Resolution No. 191-98, dated September 17, 1998, as amended by amendments approved by the Former Agency's Commission by Resolution No. 24-2004, dated February 17, 2004, and Resolution No. 34-2004, dated March 16, 2004 (the "Mission Bay South

Design for Development"); (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 as approved by the Agency Commission on October 3, 2006 under Agency Commission Resolution No. 137-2006, or as reasonably amended by the Executive Director to accommodate technical considerations; and (4) The Mission Bay South Signage Master Plan, adopted on June 27, 2000 by the Former Agency, Agency Resolution No. 101-2000 and as amended. Any variations from these Required Design Standards will require approval from the Commission.

The MOU requires UCSF to provide OCII and members of the local community the opportunity to review the design of the exterior of the improvements to be built on any of the Blocks 33 and 34, and the overall site plan for the Blocks 33 and 34. UCSF shall assure that this review and related design development consultations take place before decisions by the Regents on the design matters under review. UCSF presented the design for Block 33 at the Mission Bay Citizens Advisory Committee on November 10, 2016.

Staff finds the design of the Mission Bay East Campus Phase I building on Block 33 conforms with the Required Design Standards established in the MOU and recommends the Commission find the design to be in substantial conformance with the Required Design Standards.

BACKGROUND

Blocks 33 and 34 Site

To avoid the impacts of a tax exempt organizations not paying taxes, Blocks 33 and 34 were subject to a Payment In Lieu of Taxes ("PILOT") Agreement, which was recorded against the property by FOCIL in 2010 to effectuate the provisions of the Second Amendment to the South OPA. The Second Amendment to the South OPA was approved in conjunction with UCSF's acquisition of Blocks 36-39 for the Medical Center. In order to minimize the adverse financial impact on completion of affordable housing and infrastructure projects in Mission Bay South that could result from any future claim of an exemption from property taxes, the Second Amendment prohibits FOCIL from transferring any property in Mission Bay South to a tax exempt entity without first: (i) obtaining a contractual commitment from the tax exempt entity to make a payment in lieu of taxes equal the full amount of taxes that would otherwise have been assessed; (ii) itself entering into such an agreement; or (iii) obtaining the written consent of the Former Redevelopment Agency and the City. The existing PILOT Agreement satisfies this prohibition by requiring any tax-exempt entity, such as the Regents, to (i) pay special taxes assessed by any community facility district and (ii) make certain payments in lieu of property taxes to the Former Redevelopment Agency.

Memorandum of Understanding

To avoid any negative impacts to the Mission Bay affordable housing and infrastructure programs, OCII negotiated a Memorandum of Understanding with UCSF as a condition to release UCSF from the South Redevelopment Plan, South OPA, and the PILOT Agreement. The terms under which OCII released the Regents from certain obligations of the South Redevelopment Plan, the South OPA and the PILOT Agreement are documented in the MOU between OCII and the Regents. The terms of the MOU include:

- 1) A one time, up-front lump sum payment from the Regents to OCII in the amount of \$10.2 million for the construction of affordable housing in Mission Bay South ("Affordable Housing Payment");

Status: The fee has been paid.

- 2) A one-time, up-front payment from the Regents to FOCIL in the amount of \$21.9 million for a share of the costs of infrastructure for Blocks 33 and 34 ("Infrastructure Payment");

Status: The fee has been paid.

- 3) Payment by the Regents and/or UCSF of the special taxes authorized by Community Facilities District No. 5, which funds the maintenance of parks and open space in Mission Bay South, and Community Facilities District No. 6, which helps fund infrastructure costs in Mission Bay South;

Status: The special taxes have been assessed and paid, and will continue to be assessed and paid.

- 4) UCSF's commitment to work cooperatively with OCII regarding land use and planning issues on the Blocks 33 and 34 in a manner consistent with the South Redevelopment Plan and Mission Bay South Design for Development; and

Status: UCSF met with OCII on five occasions to review the Block 33 design and implemented the feedback from OCII in its design. UCSF is committed to work cooperatively with OCII when it designs its second building and garage on Block 34.

- 5) UCSF's commitment to extend its local hiring and workforce development programs to Blocks 33 and 34 and pay prevailing wages for all construction work.

Status: UCSF remains committed to achieving its local hiring workforce development and prevailing wage goals.

Secondary Use Determination

The Regents have requested a secondary use determination for Blocks 33 and 34 to allow for 250,000 square feet of clinical outpatient care use. The Mission Bay South Redevelopment Plan sets forth the general categories of land uses allowed within the Redevelopment Project Area, which include "principal" uses and "secondary" uses. A secondary use is allowed within a specific land use district provided that the use generally conforms with the Redevelopment Plan's objectives and planning and design controls, and that the Executive Director finds that the proposed use will make a positive contribution to the character of the Plan Area and will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. In the Commercial Industrial land use zone, which is applicable to Blocks 33 and 34, clinical outpatient use is a secondary use. 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, for review by the Executive Director. (See Exhibit A to Resolution No. 56-2016)

DISCUSSION

Site

Block 33 is approximately 2.09 acres and has a land use designation of Commercial/Industrial in the South Plan. The Commercial/Industrial land use allows for a wide range of office, retail, laboratory and manufacturing uses. Medical clinics are permitted at the discretion of the Executive Director as a secondary use if certain criteria are met. Immediately adjacent uses consist of the future Chase Event Center and mixed-use project to the north, biotechnology and office buildings in 409 and 499 Illinois and park P24 to the east, light industrial buildings to the south which are outside of the Project Area, and the UCSF Medical Center to the west.

The site is accessible by car, public transportation, and UCSF Shuttle. UCSF parking is available both on-site to the south of the building (about 200 spaces proposed as part of the project), as well as on UCSF's North and South campuses. The UCSF shuttle bus stop is proposed on Illinois Street at the South Paseo away from the higher volume of traffic on Third Street. Off-street, concealed delivery spaces are proposed on Illinois Street, to the north, to avoid the activity of Third Street.

Design Concept

The MOU requires the design for Block 33 conform with: the Design for Development for the Mission Bay South Project Area; 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 differentials from the remainder of the UCSF Mission Bay campus and providing for on-site loading and unloading.

Connections, circulation, and ground plan activation are key drivers in the site planning and building development for the Block 33 site. The academic administrative office tower element is positioned to reinforce a functional link with the campus, while the Center for Vision Neuroscience is shaped by patient-centric design strategies.

Description

This 343,000 square foot horizontal mixed-use building is located at the southern gateway of the UCSF Mission Bay Campus. The building is comprised of a 12-story academic administrative office tower with an attached 3-story conference center and a 5-story Center for Vision Neuroscience. Urban constraints along with programmatic requirements shape the building. To differentiate yet still connect to the UCSF Mission Bay campus the form itself is a scale transition from the textured Dogpatch Neighborhood to the institutional scale of UCSF. Site massing actively reinforces the concept of "connection," whether visual or actual, to the campus, downtown, and the bay front.

The planned program is comprised of:

Academic and Administrative Workspace	250,000 gsf
Vision Neurosciences Clinical Space	56,000 gsf
Vision Neurosciences Teaching Lab, Support	7,000 gsf
Conference Center, Building Support, Retail	30,000 gsf
TOTAL	343,000 gsf

The design of the proposed project is intended to create a building that is aesthetically pleasing, fiscally and environmentally responsible, and connected with the site and campus. The proposed building design reflects the building's functions through three key massing elements that express occupancy as follows:

- Academic and administrative office space located in the 12-story tower (maximum 160' tall excluding rooftop mechanical equipment)
- Center for Vision Neurosciences clinics and teaching labs located in the 5-story south wing
- Conference Center located in the three-story north wing

The architectural concept is inspired by the idea of "architecture of distinction" and the desire to create an interplay between building components. Programmatic differentiation is reinforced by "gaps" articulated with glazing and underscored by a change in cladding materials.

The academic office element anchors the northern edge of the block creating a civic gesture while relating to the future high-rise south office tower element of the Chase Event Center project across 16th Street and the planned mid-rise UCSF Campus buildings to the west. The plaza at the intersection of 16th and 3rd Streets serves the office building while providing a public space for outdoor use. The plaza is faced by the main entrance hall for the office building and the conference center. It is designed to withstand and welcome crowds generated by the Warriors Event Center.

Building services and the loading dock are contained within the building and positioned along Illinois Street, and are buffered by a 19-foot landscaped utility easement.

The Center for Vision Neuroscience anchors the southern edge of the developable site, bounded by a landscaped mid-block crossing or "paseo". The paseo acts as a forecourt to the building and a path of circulation for pedestrians. An on-site drop-off plaza is positioned toward the south, providing easy access for patients while creating a buffer from the Chase Event Center traffic on the north side of the site. At the same time this orientation minimizes the length of curb-cuts along Illinois Street to reduce impacts on pedestrians and cyclists for both safety and aesthetic purposes. The on-site drop-off plaza is enhanced by a direct connection to the paseo, resulting in a multi-use activated area for pedestrians and patients. Additionally, there is a secondary on-site pick-up area adjacent to the paseo, accessed through the temporary parking lot with approximately 200 surface parking spaces. The café and bike storage are strategically located along 3rd Street to activate the long façade of the building as much as possible.

To incorporate non-neutral color tones, the building will use a variety of materials to create visual interest and demarcate the different areas of activity within the project. The academic office tower is wrapped in a light limestone colored glass fiber reinforced concrete (GFRC) panel system with ribbon windows which maximize daylight and views. An offset building core is an urban gesture maximizing office planning adaptability and future flexibility.

The Center for Vision Neuroscience strives to create an iconic statement in partnership with the subtle background of the academic office building. The Center articulates the different programmatic functions through the use of transparency and opacity. Floor shifts bring outdoor space to the different programs resulting in a terraced strategy that combines self-shading and activated roof-scapes. The Center is clad with an integral colored metal panel system that is rich in tone and relates to the industrial history of the area.

The roof of the third floor Conference Center would include a roof terrace and "green space." Balconies and roof gardens would be offered on most floors. The building is also activated at the four main corners with glazed building lobbies and meeting areas offering a view of activity inside. The pedestrian experience along 16th and 3rd Streets is supported by gracious sidewalks and the integration of urban buffers. The building provides prominent entrances at the north and south ends of the block to accommodate the distinct needs of patients and office users:

- The North Entrance. The north entrance, integrated with the 30-foot wide North Paseo, guides occupants and visitors to the office tower and the conference center, and creates a set-back (or buffer) from the Warriors Arena across 16th Street. The Paseo here is designed to accommodate heavy foot traffic. In addition, this paseo opens the site to the neighborhood and is intended to provide a pedestrian-friendly path toward the bay front to the east.
- The South Entrance and Paseo. The south entrance, integrated with the South Paseo and drop-off for patients, is intended to provide a safe and separate entrance for clinical functions with easy

access to parking and shuttle buses. The southeast plaza is designed to welcome patients and visitors' vehicular arrival to the Center for Vision Neurosciences. The positioning of this clinical entry on the Paseo is intended to welcome arrivals from both Illinois and Third Streets.

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, and achieve a minimum US Green Building Council LEED™ Silver rating (Version 4).

OCII staff held one pre-design discussion with UCSF in which staff requested UCSF design a building with a more urban feel that connects the building to the street and includes off-street drop off for patients. There were four design concept meetings where staff provided several recommendations including: consolidating and reducing the size of the loading dock driveways, inclusion of additional opportunities for pedestrian refuge between driveways, adding more windows to the northern façade of the tower, adding texture through patterns or materials to "blank" facades on Third and Sixteenth Streets, reducing the size of the curb cut and driveway for patient drop off, refining the building canopies for pedestrian scale, using materials to differentiate different heights, and increasing transparency at the street level to better engage the building with street level activity. The design submitted for review in this item has taken these comments under consideration, and integrated them into the final schematic design. These recommendations will continue to be addressed and refined in later stages of design development.

CITIZENS ADVISORY COMMITTEE REVIEW PROCESS

The Mission Bay Citizens Advisory Committee (CAC) reviewed the proposed design in November 2016 and was supportive of the overall massing and design of the building. The proposed design was generally well received.

There was a concern raised that the future garage which will be built on Block 34 will block the view of the south end of the Center for Vision Neuroscience. UCSF has committed to take this concern into consideration when designing Block 34. There was also concern the loading dock garages located on Illinois Street were situated directly across the street from the entrance to FibroGen. UCSF upon request from OCII reduced the size of one of the loading dock garages by half and tucked the pedestrian door behind landscaping. UCSF is working with OCII and FibroGen to further address concerns regarding the loading dock.

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 affirmative action plan 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 Regents will continue to comply with the affirmative action requirements imposed upon the Regents as a federal contractor under Executive Order 11246.

The LRDP includes Goals and Objectives 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 25.9 percent for design and construction activities in fiscal year 2014/15.

In 2011, UCSF voluntarily set construction hiring goals of at least 20 percent of the construction hours, on projects with construction 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 a result of the CCOP, over 460 San Francisco resident trade-workers have contributed over 300,000 hours towards the construction of the UCSF Medical Center at Mission Bay.

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

Mission Hall Global Health and Clinical Sciences Building (goal of 30% SF resident construction hours)

18% SF resident construction hours

\$3.9M SF resident wages

UCSF Medical Center at Mission Bay (goal of 20% SF resident construction hours)

19.6% SF resident construction hours

\$21.7M SF resident wages

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 10 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 160 San Francisco residents have graduated from the EXCEL program. Of these graduates, 50 have gone on to earn full-time permanent positions with UCSF, and over 45 graduates are in full or part-time temporary positions within UCSF's Temporary Employment Program. Additionally, over 20 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. UCSF intends to use for development of the Blocks 33/34 Expansion Property the same local hiring programs it then has in place for the Campus Site and Hospital Expansion Parcels.

STAFF ANALYSIS

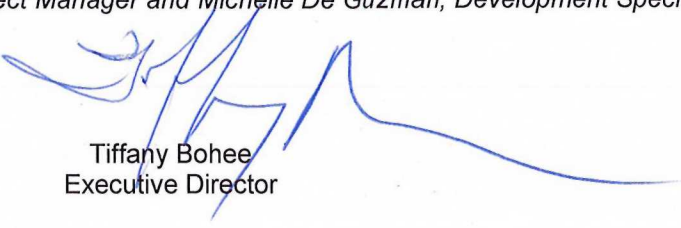
UCSF has worked cooperatively with OCII on its design of Block 33. UCSF has conformed with the Required Design Standards by adhering to: the Design for Development for the Mission Bay South Project Area; the layout of the public streets set forth in the Redevelopment Plan; the Mission Bay South Streetscape Plan; and the Mission Bay South Signage Master Plan. While not a requirement of the MOU, UCSF has also incorporated

Additional Design Standards such as incorporating non-neutral color tones, creating a design that differentials from the remainder of the UCSF Mission Bay campus and providing for on-site loading and unloading.

NEXT STEPS

Staff's recommended Secondary Use Findings have been presented to the Executive Director for consideration and approval. It is anticipated that the Schematic Designs for the Mission Bay East Campus Phase 1 Building on Block 33 will be presented to the UC Board of Regents for design approvals in January 2017. Pending Regents approval of the design, construction is estimated to begin in June 2017 and be completed by July 2019.

(Originated by Marc Slutzkin, Project Manager and Michelle De Guzman, Development Specialist)



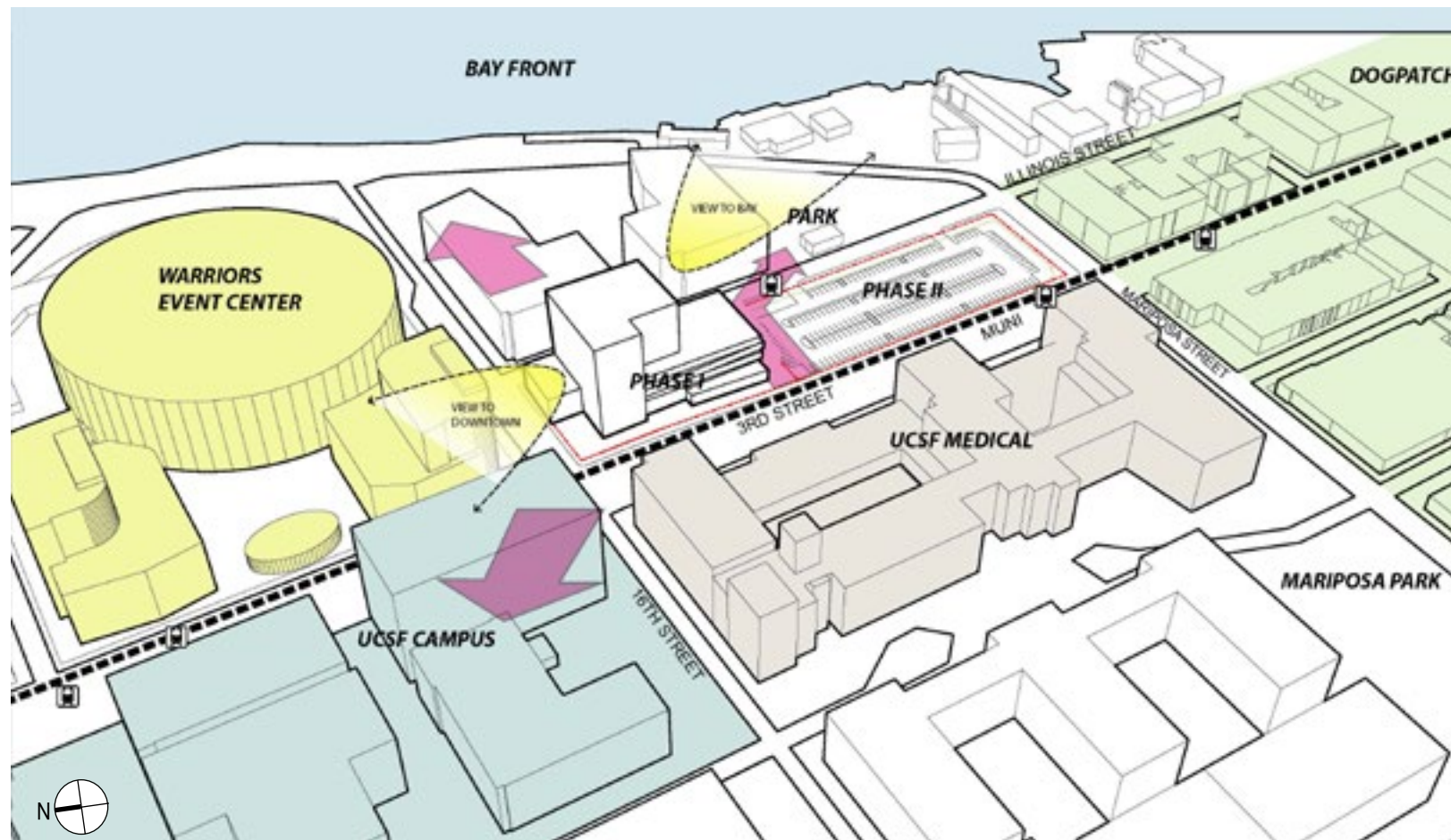
Tiffany Bohee
Executive Director

Attachment A: Block 33 Design Concept Package



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Project Overview

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The academic office building anchors the northern edge of the block creating a civic gesture while relating to the future high-rise Warriors Event Center across 16th Street and the planned UCSF Campus buildings to the west. An entry plaza at the intersection of 3rd Street and 16th Street acts as the major entry to the office building. The plaza is faced by the main entrance hall and the conference center. A café and bike storage facility front 3rd Street. Building services and the loading dock are positioned along Illinois Street, and are buffered by a 19 foot landscaped utility easement.

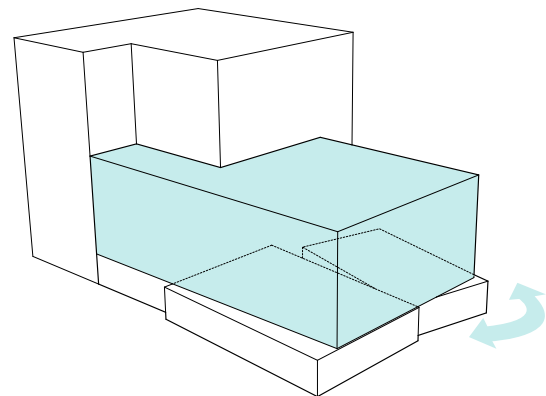
The Center for Vision Neuroscience anchors the southern edge of the developable site, bounded by a landscaped mid-block crossing or “paseo”. The paseo acts as a forecourt to the building and a path of circulation for pedestrians. A drop-off plaza located along Illinois Street offers easy access for patients. Additionally, there is a secondary pick-up area adjacent to the paseo, accessed through the temporary parking lot with approximately 200 surface parking spaces.

Architectural Concept

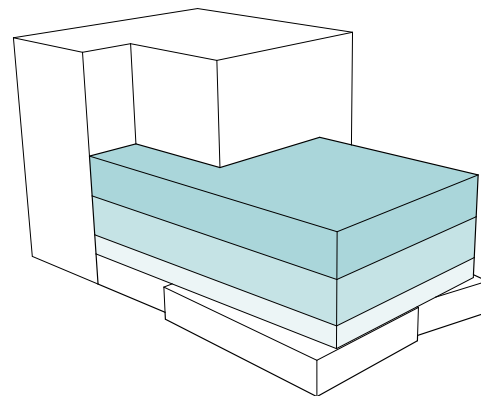
The architectural concept is inspired by the idea of “architecture of distinction” and the desire to create an interplay between building components. Programmatic differentiation is reinforced by “gaps” articulated with glazing and underscored by a change in cladding materials.

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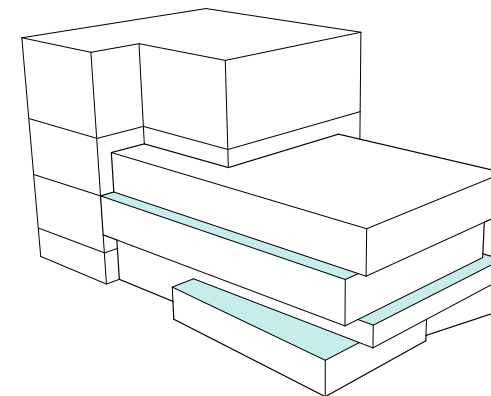
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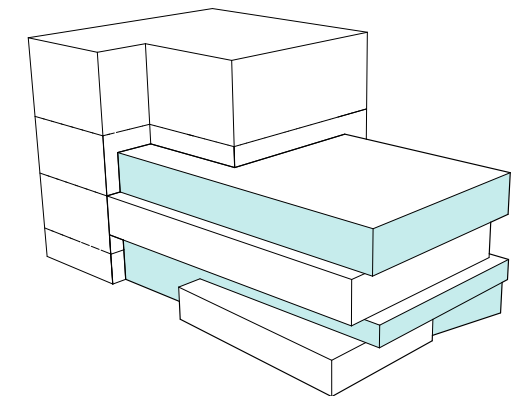
Ground Plane / Massing



Program Articulation



Shifting / Outdoor Space



Opacity / Transparency

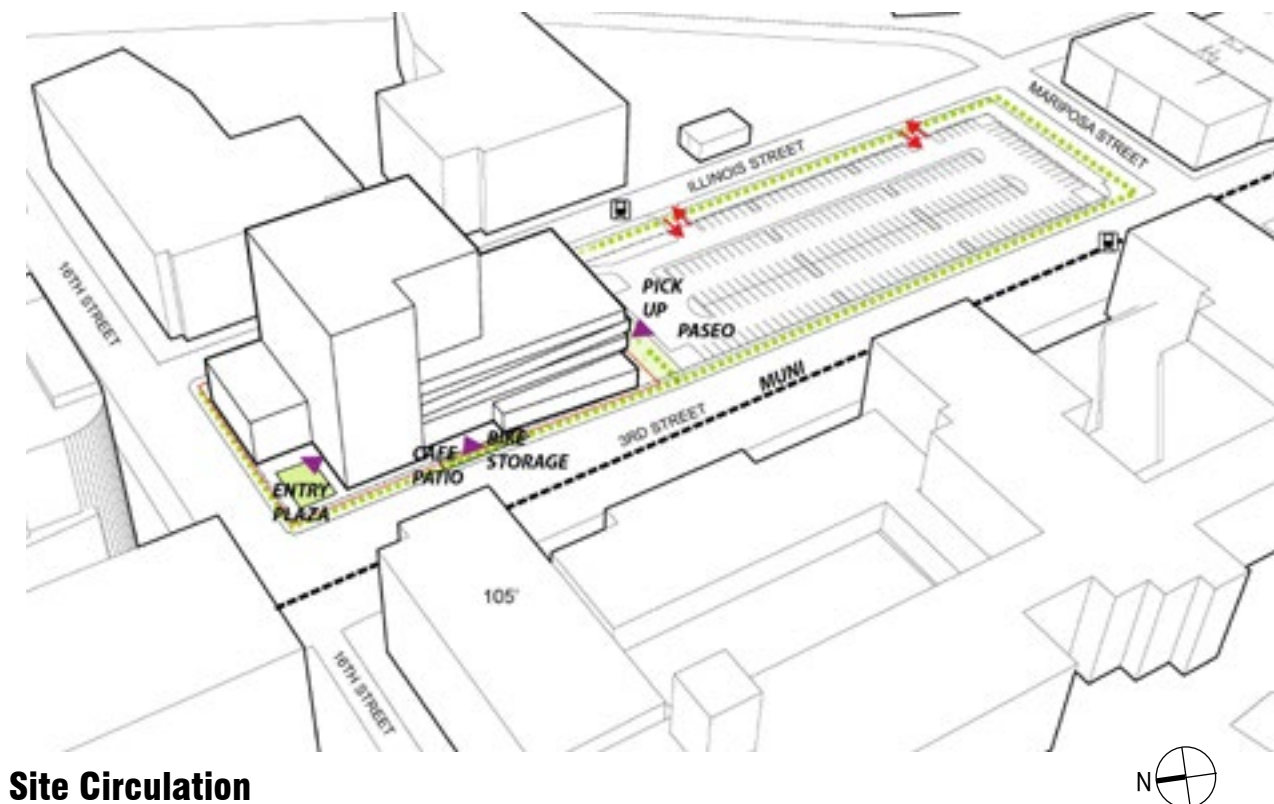
Site Circulation & Ground Plane Activation

Connections, circulation, and ground plan activation are key drivers in the site planning and building development. The academic administrative office building is positioned to reinforce a functional link with campus, while the Center for Vision Neuroscience is shaped by patient-centric design strategies.

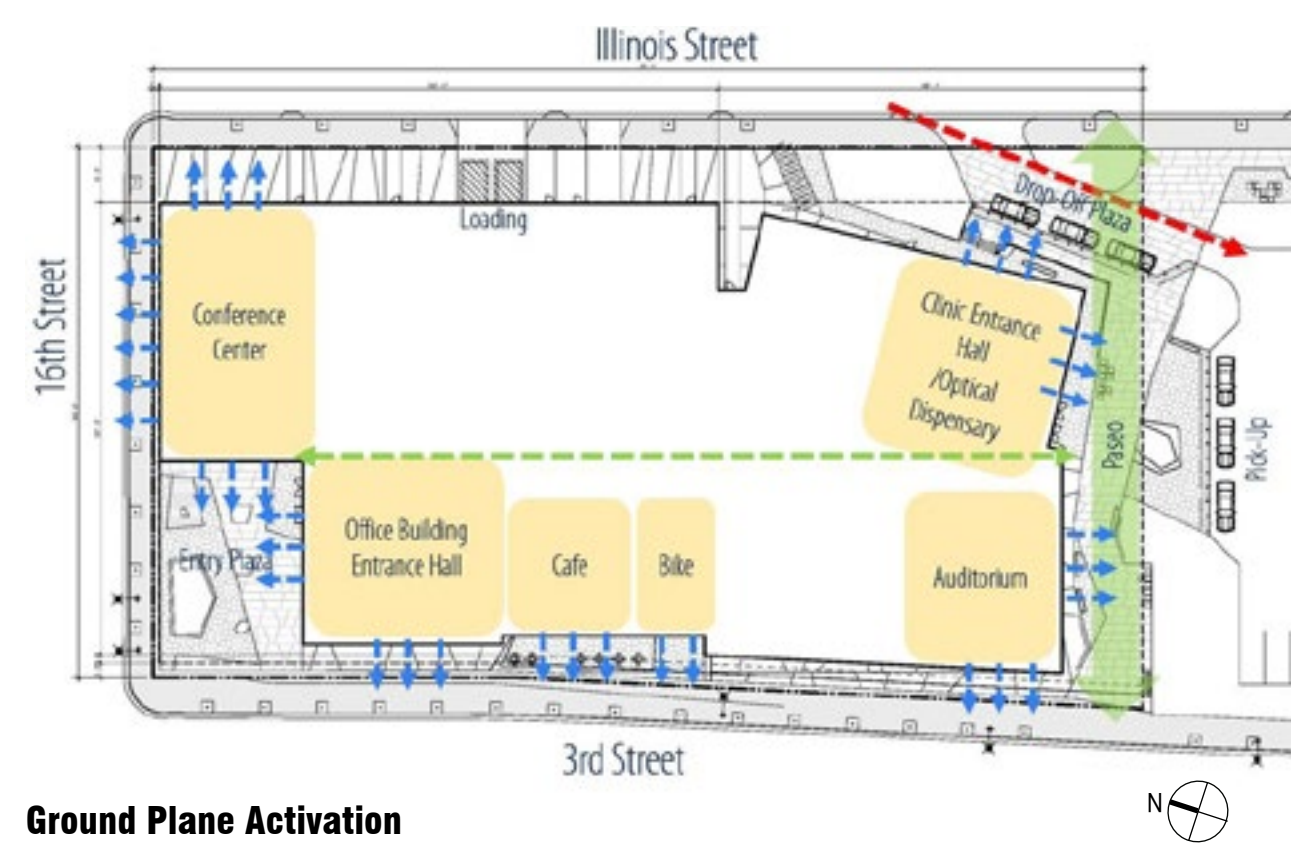
A drop-off plaza is positioned toward the south, providing easy access for patients while creating a buffer from the Warriors traffic on the north side of the site. At the same time this positioning complies with curb-cut limitations. The drop-off plaza is enhanced by a direct connection to the paseo, resulting in a multi-use activated area for pedestrians and patients.

The pedestrian experience along 16th and 3rd Streets is supported by gracious sidewalks and the integration of urban buffers. Service and loading areas are strategically located along Illinois Street and are softened by a 19 foot landscaped easement.

The main entry plaza at the intersection of 16th and 3rd Streets serves the office building while providing a public space for outdoor use. It is designed to withstand and welcome crowds generated by the Warriors Event Center. The café and bike storage are strategically located along 3rd Street to activate the long façade of the building as much as possible. The building is also activated at the 4 main corners with building lobbies and meeting areas offering a view of activity inside.

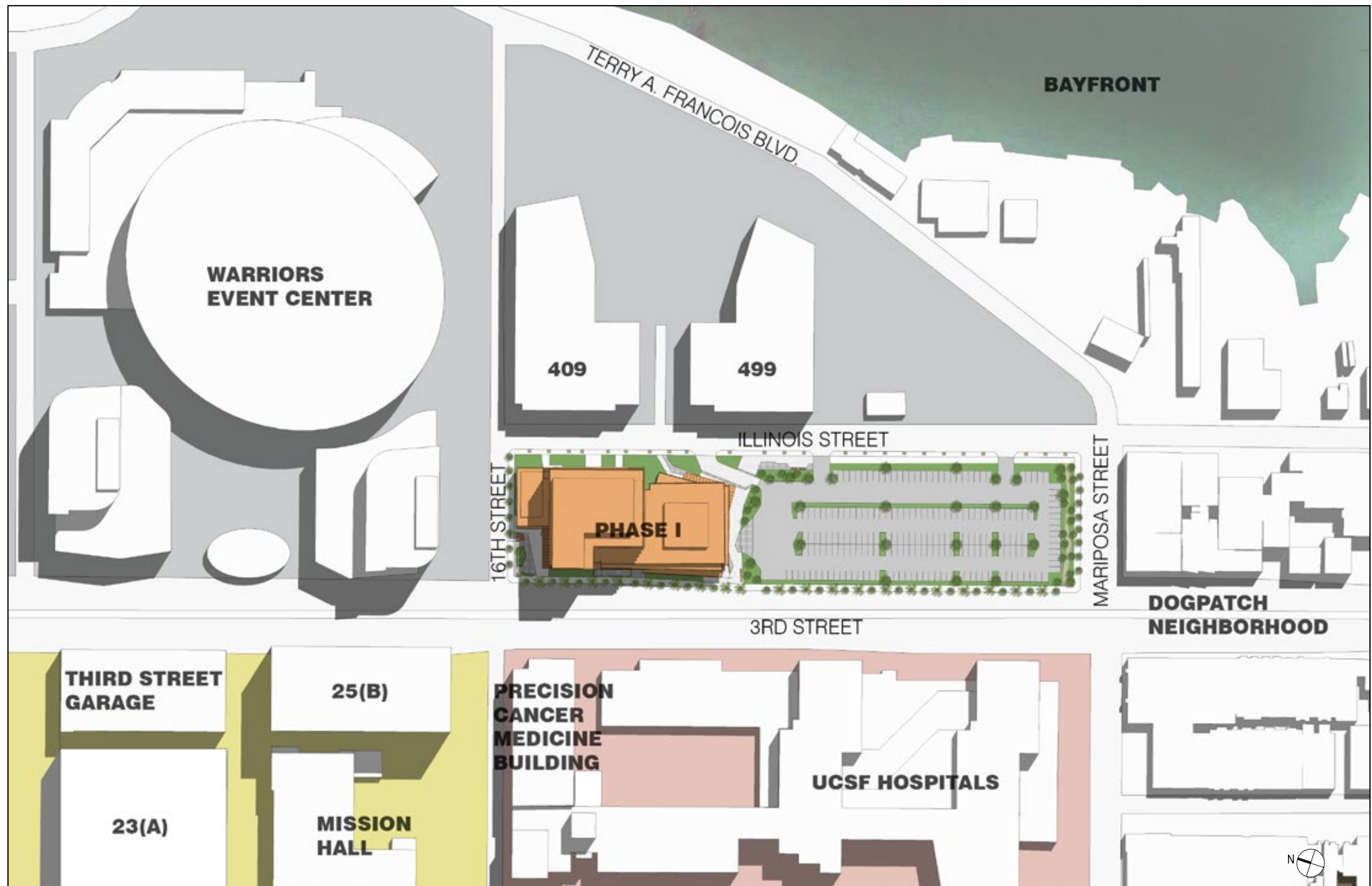


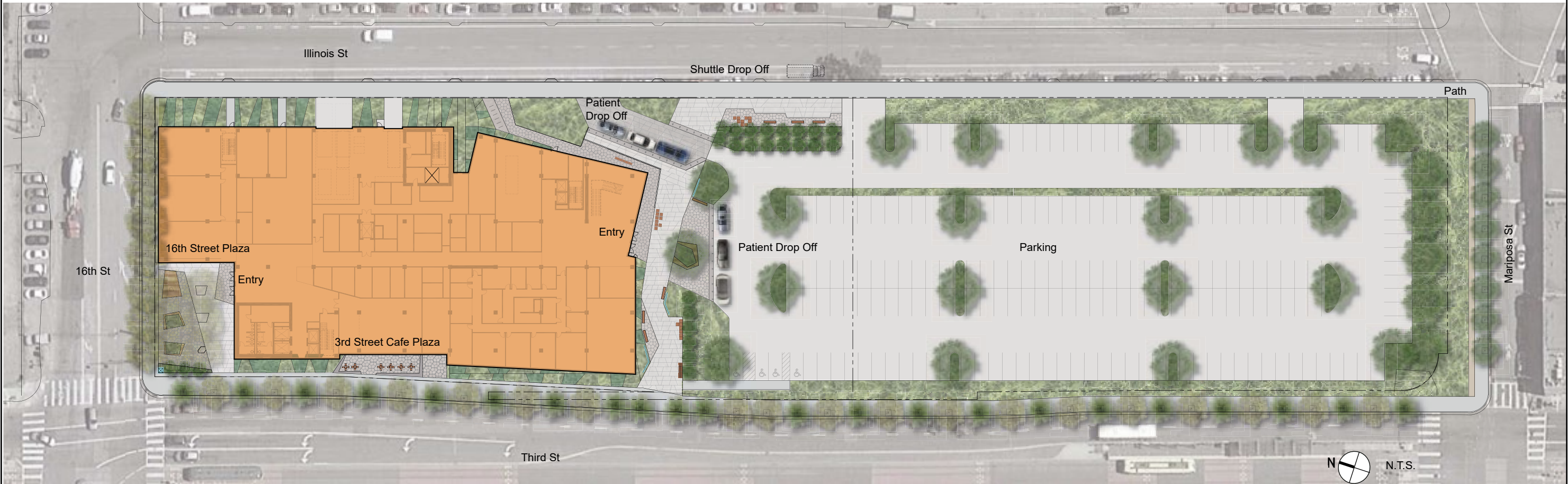
Site Circulation



Ground Plane Activation







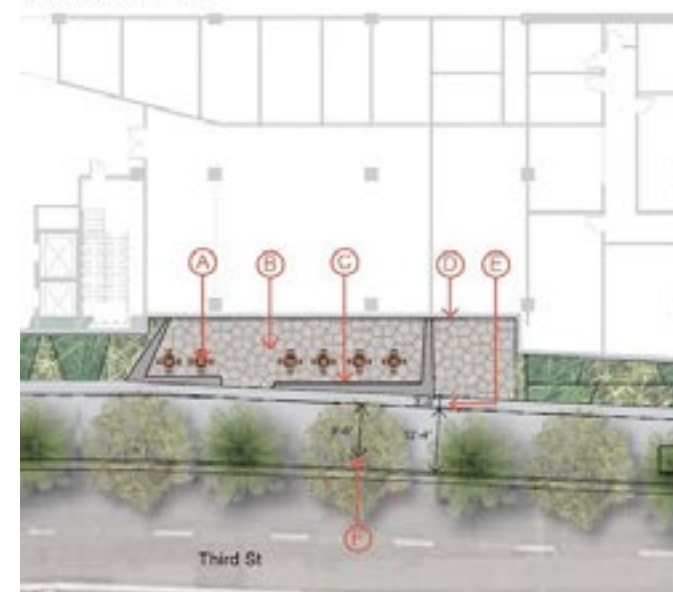
MAIN PLAZA



LEGEND

- A. ENTRY SIGNAGE PILLAR
- B. RAISED SEATWALL W/ TREE PLANTER
- C. PAVING PATTERN REFLECTS NEUROLOGICAL PATHWAYS
- D. SPACE FOR PUBLIC ART
- E. PLANTER FOR WIND SCREENING
- F. PLATFORM SEATING W/ TREE PLANTER

CAFE / BIKE STORAGE



LEGEND

- A. OUTDOOR CAFE SEATING
- B. PAVING PATTERN REFLECTS NEUROLOGICAL PATHWAYS
- C. SCULPTURAL CONCRETE SEAT WALL
- D. INTERIOR BICYCLE STORAGE
- E. URBAN BUFFER
- F. PATH OF TRAVEL

PASEO



LEGEND

- A. PALMS TO MARK ENTRY
- B. PAVING PATTERN REFLECTS NEUROLOGICAL PATHWAYS
- C. SCULPTURAL SITE FURNISHING
- D. TACTILE WALL
- E. PATIENT DROP OFF
- F. PLANTING TO SCREEN PARKING LOT
- G. CURB SIDE SHUTTLE STOP
- H. PLATFORM SEATING W/ TREE PLANTER
- I. BENCH
- J. BIKE PARKING
- K. FRONT DOOR
- L. SOUND TUBE SEATING
- M. ADA PARKING STALLS





view from 3rd st. looking northeast

UCSF BLOCK 33
MISSION BAY EAST CAMPUS
DECEMBER 20, 2016 OCII COMMISSION





view from 16th st. looking southeast

UCSF BLOCK 33

MISSION BAY EAST CAMPUS
DECEMBER 20, 2016 OCII COMMISSION





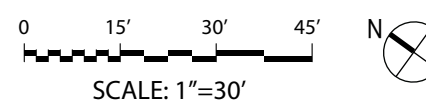




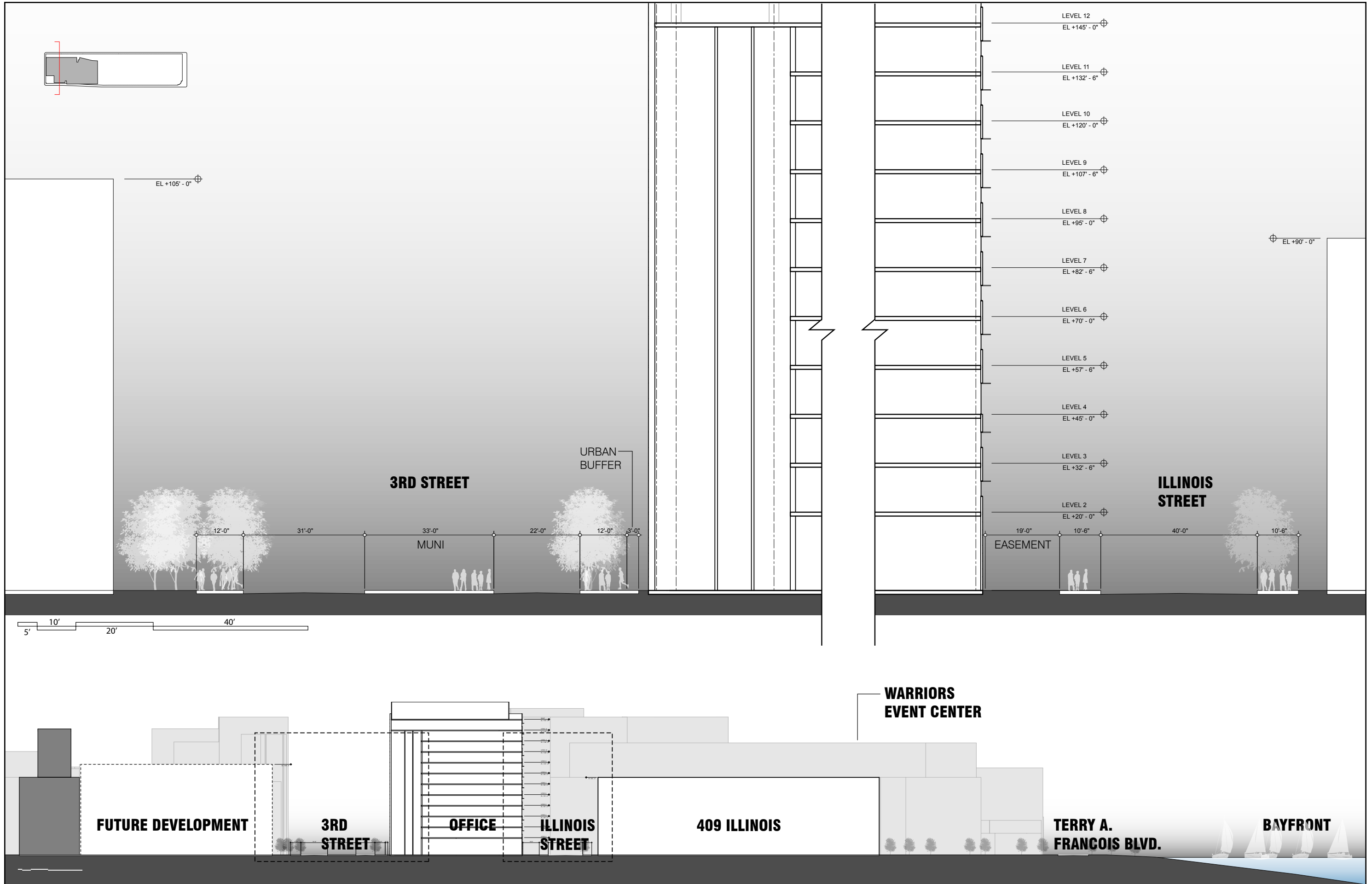


PHASE 2
GARAGE AND SOUTH BUILDING ENVELOPE

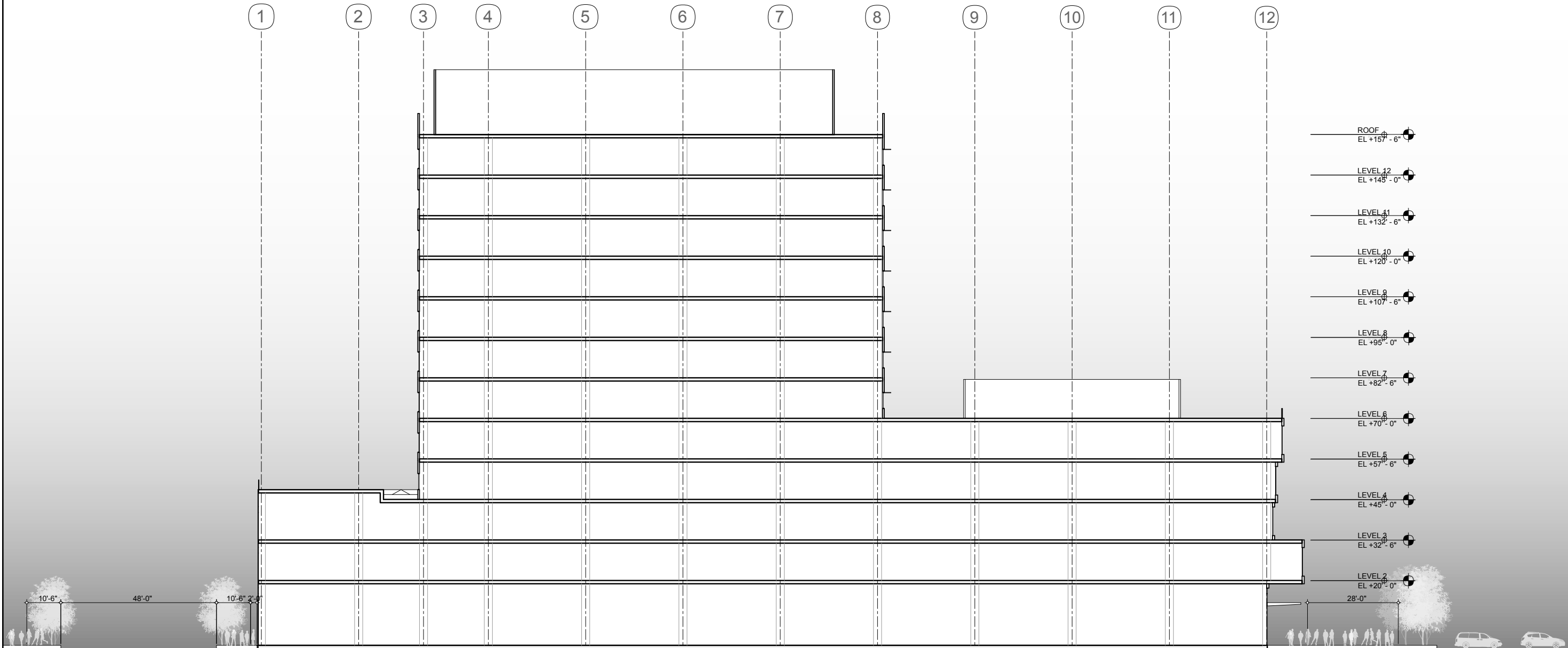
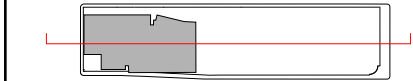


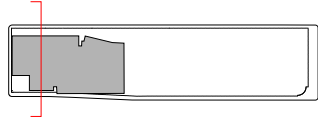




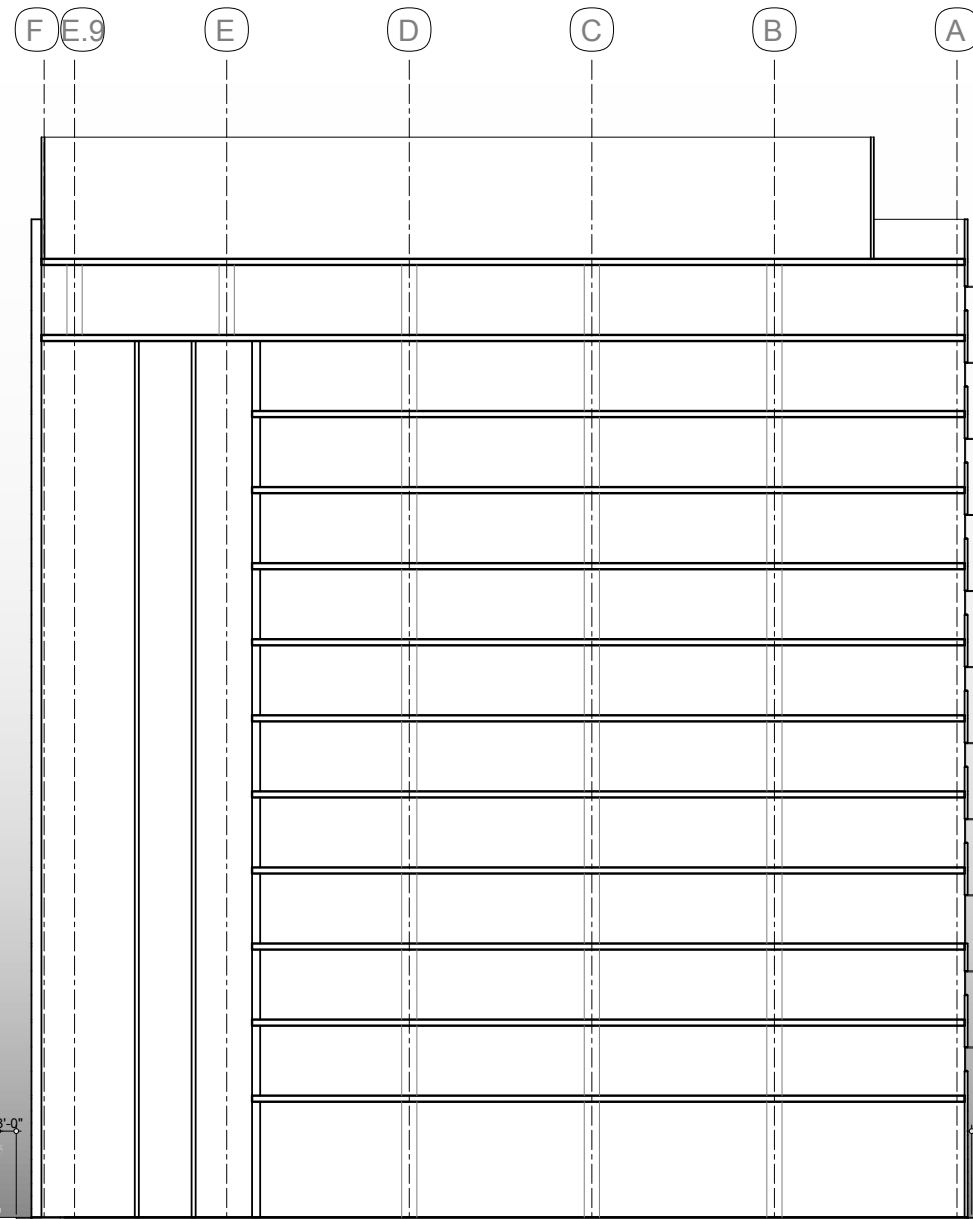
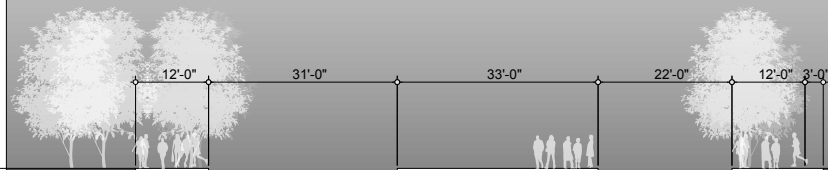


site section east-west

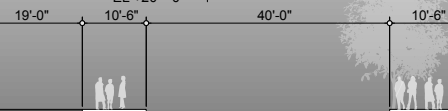




FUTURE
DEVELOPMENT

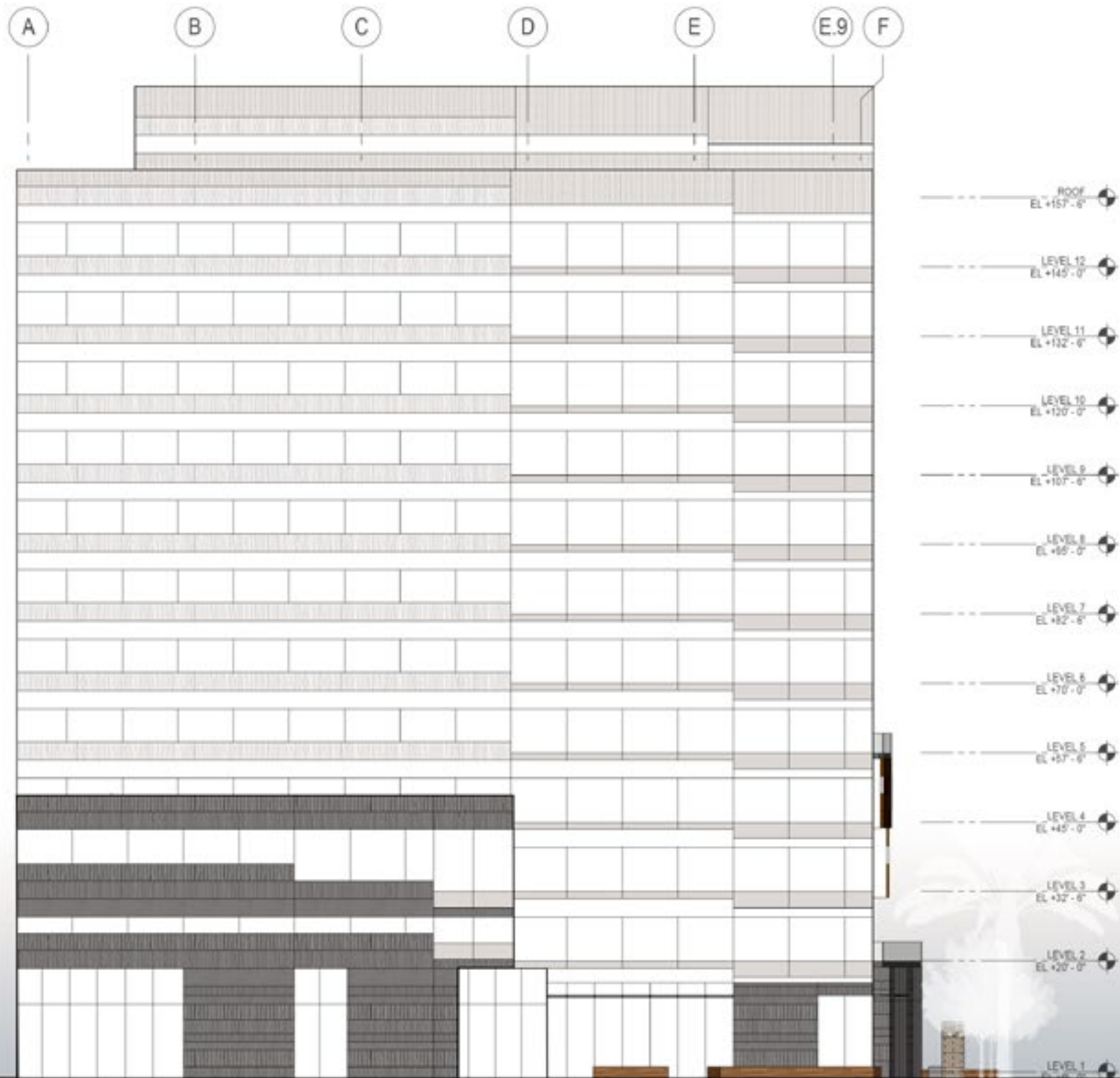


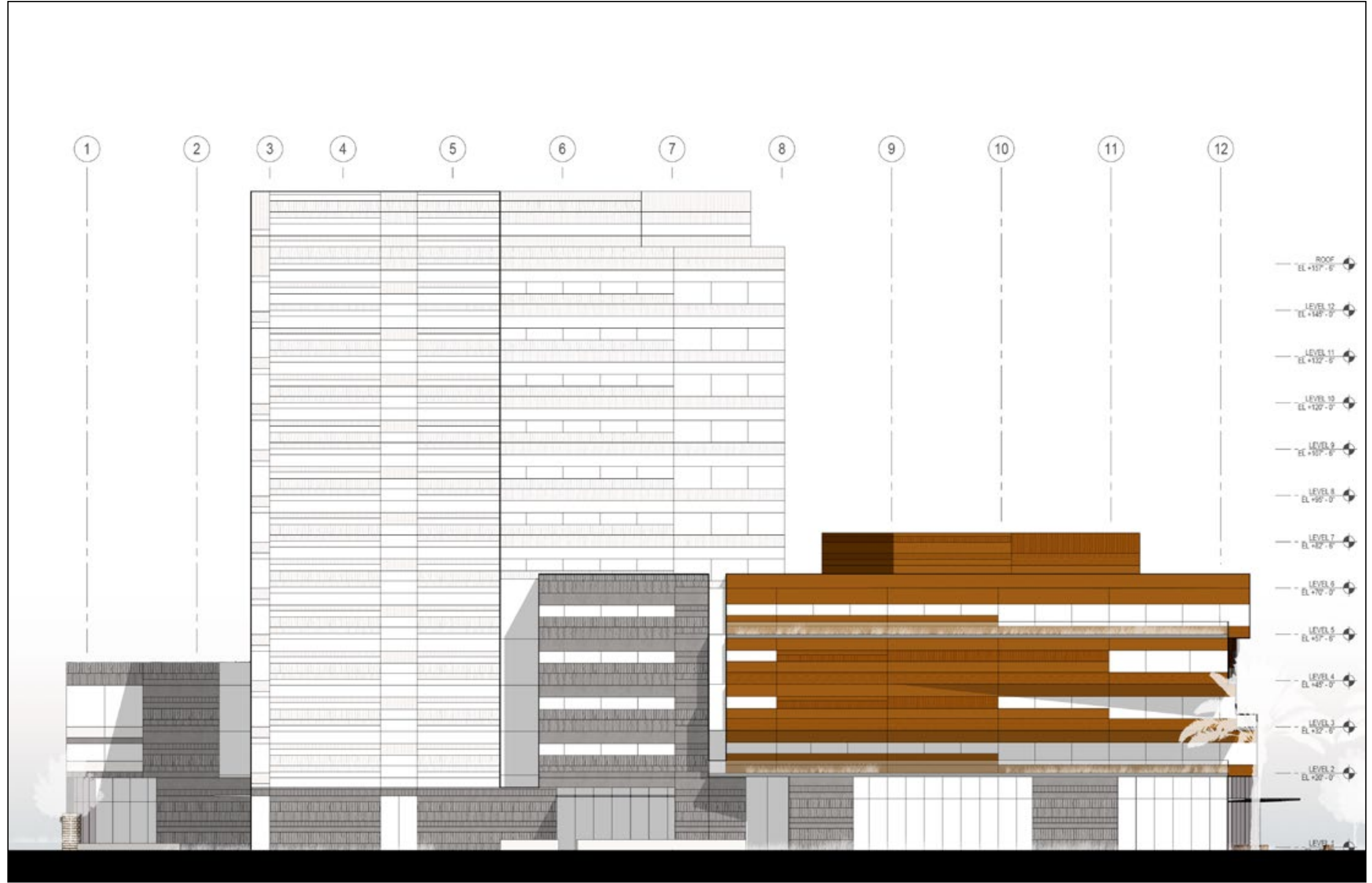
- ROOF
EL +157' - 6"
- LEVEL 12
EL +145' - 0"
- LEVEL 11
EL +132' - 6"
- LEVEL 10
EL +120' - 0"
- LEVEL 9
EL +107' - 6"
- LEVEL 8
EL +95' - 0"
- LEVEL 7
EL +82' - 6"
- LEVEL 6
EL +70' - 0"
- LEVEL 5
EL +57' - 6"
- LEVEL 4
EL +45' - 0"
- LEVEL 3
EL +32' - 6"
- LEVEL 2
EL +20' - 0"



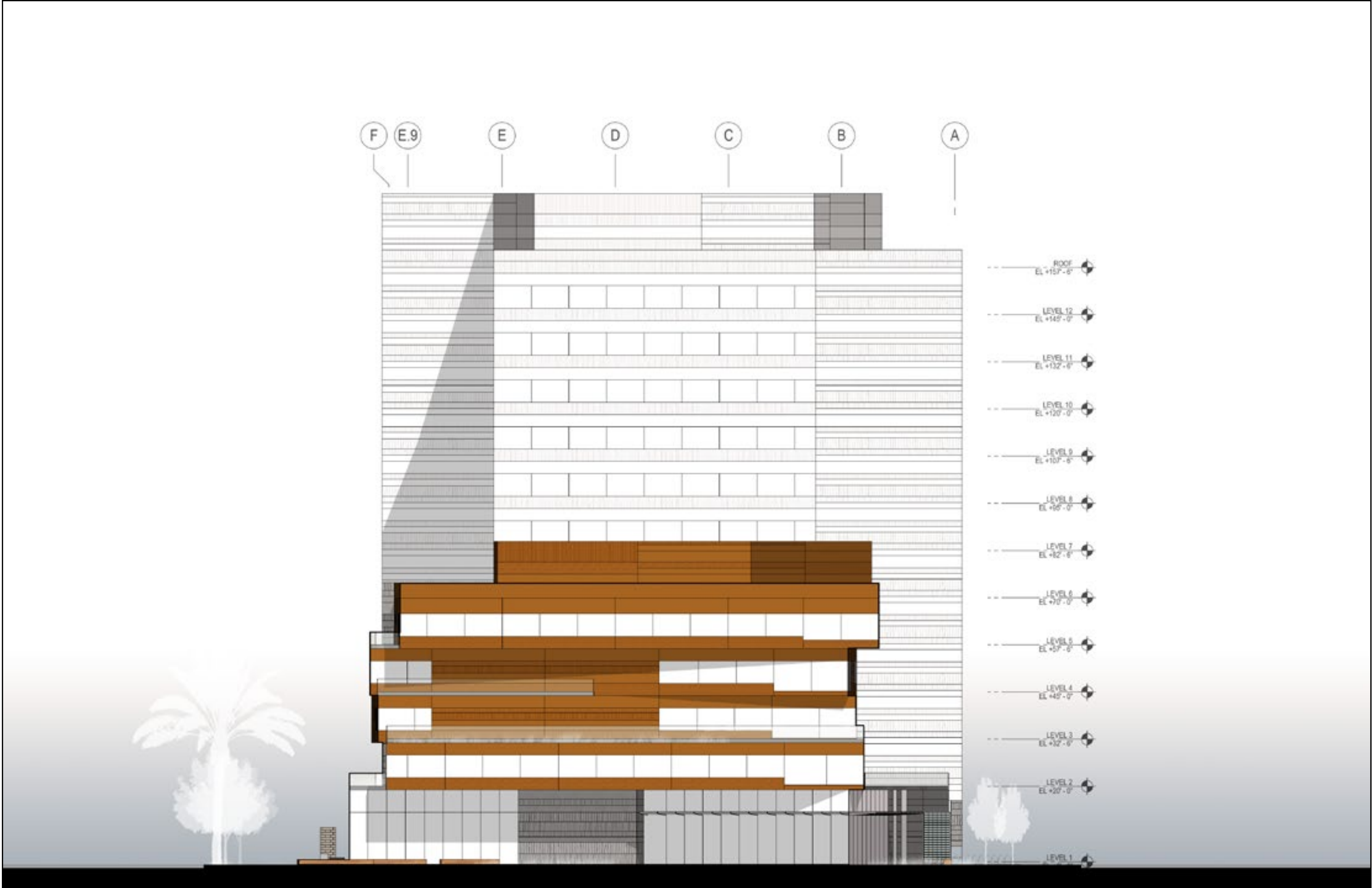
409 ILLINOIS

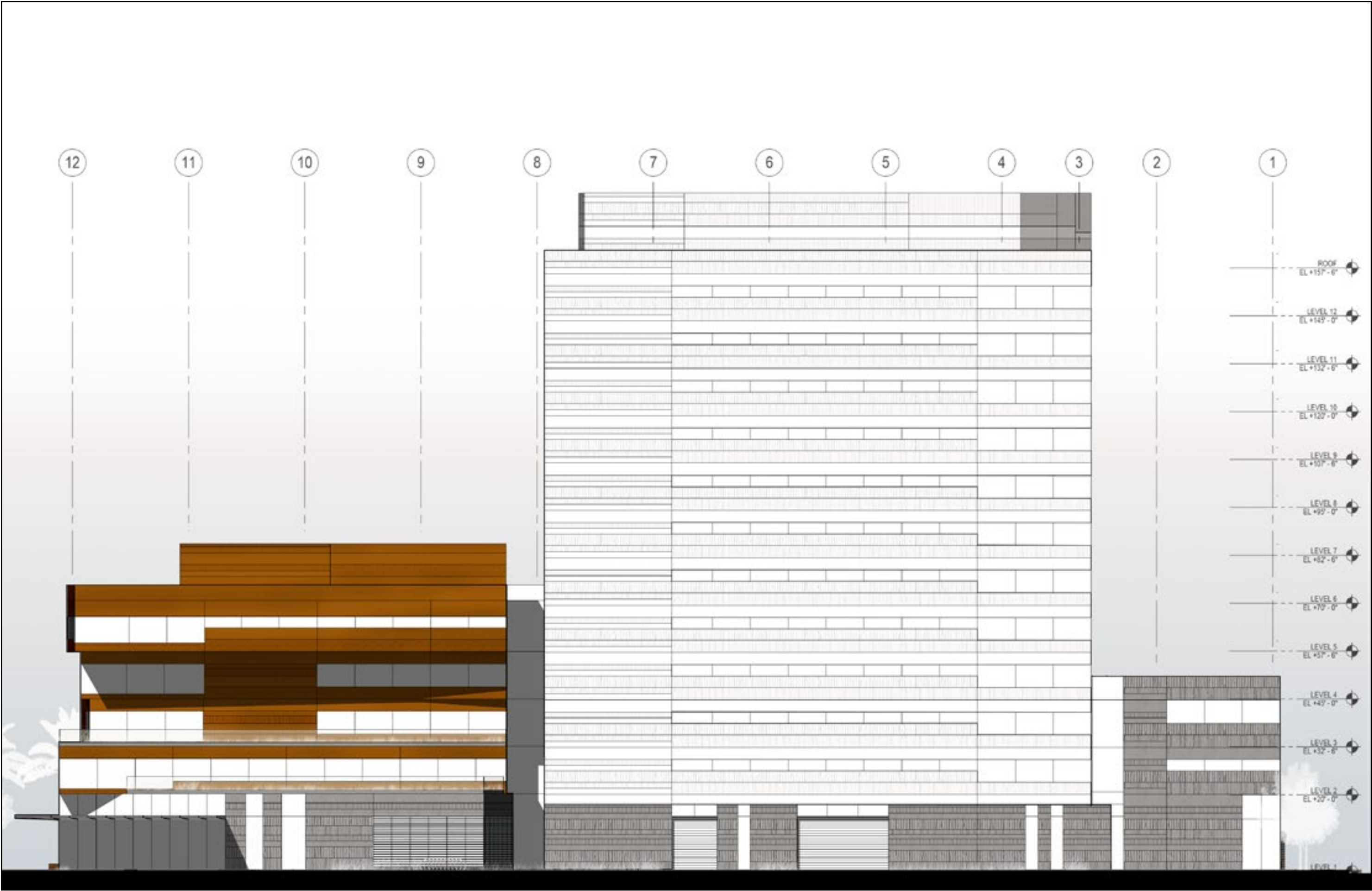
building section east-west





west elevation





east elevation