

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

RESOLUTION NO. 8-2017

REVIEWING THE DESIGN OF UCSF'S PRECISION CANCER MEDICINE BUILDING ON BLOCK 36 FOR SUBSTANTIAL CONFORMANCE WITH DESIGN STANDARDS AS DESCRIBED IN THE AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING BETWEEN OCII AND UCSF FOR BLOCKS 36-39 AND X3; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA

- WHEREAS, The Successor Agency to the Redevelopment Agency of the City and County of San Francisco, commonly referred to as the Office of Community Investment and Infrastructure ("OCII") is implementing the Redevelopment Plan for the Mission Bay South Redevelopment Project (including associated implementing documents, "South Redevelopment Plan") which was adopted on September 17, 1998, by the Commission of the former Redevelopment Agency of the City and County of San Francisco and on November 2, 1998 by the San Francisco Board of Supervisors. The South Redevelopment Plan provides for the redevelopment, rehabilitation and revitalization of the area generally bounded by the South embankment of China Basin Channel and Seventh Street, Interstate 280, Mariposa Street, Terry Francois Boulevard, and Third Street, as more particularly described in the South Redevelopment Plan ("South Plan Area"); and,
- WHEREAS, The Regents of the University of California (the "Regents") acquired certain real property identified as Blocks 36 – 39 and X3 within the Mission Bay South Plan Area that was subject to the South Redevelopment Plan and intends to expand the facilities of the University of California San Francisco ("UCSF") within the South Plan Area by constructing projects on Blocks 36-39 and X3; and,
- WHEREAS, Under the California Constitution, the Regents is exempt from local land use regulations where the Regents uses property in furtherance of its educational purposes; and,
- WHEREAS, On March 2, 2010, the Commission approved an Amended and Restated Memorandum of Understanding ("MOU") between the San Francisco Redevelopment Agency and the Regents that acknowledged and agreed to the suspension of the South Redevelopment Plan over Blocks 36-39 and X3 so long as the Regents used Blocks 36-39 and X3 in furtherance of UCSF's educational mission under the California Constitution; provided, however that Regents agreed not to construct any secondary uses, such as clinics for outpatient care, as defined in the South Redevelopment Plan for the Commercial Industrial land use district without Executive Director approval in accordance with Section 302 of the South Redevelopment Plan; and provided further that the Regents agreed to design and develop Blocks 36-39 and X3 to conform substantially in all material respects to certain design standards to preserve and enhance elements of the South Redevelopment Plan; and,
- WHEREAS, The MOU's design standards that the Regents agreed to follow are: (1) Certain height and bulk standards of 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"). These height and bulk standards are described in Exhibit 3 of the MOU; (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 Agency Commission 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 (collectively, the "Required Design Standards"); and,

WHEREAS, The MOU also specifies additional "Design Standards", stating that the Regents shall endeavor to design and develop the Blocks 36-39 and X3 to substantially conform in material respect to these "Design Standards", to preserve and enhance elements of the Mission Bay South Plan; and,

WHEREAS, Pursuant to the MOU, the Regents are required to provide OCII and members of the local community the opportunity to review the design of the exterior of the improvements and the overall site plan for Blocks 36-39 and X3, which review and related design development consultations must take place before decisions by the Regents, acting as the lead agency, on the design matters under review; and,

WHEREAS, Pursuant to the MOU, the Regents agreed to provide OCII, prior to a Commission hearing on the design, a design concept package, which includes: (1) overall site plans, including the street grid and circulation, showing relationships of buildings, open space, walks, streets, parking areas, landscaping and points of pedestrian and vehicular access; (2) building plans, including elevations, sections and renderings sufficient to indicate architectural character and proposed materials for the exterior and public areas; (3) perspective sketches at eye level showing architectural character and relationships to streets and adjacent buildings; (4) diagrams showing height relationships to surrounding buildings; (5) narrative statements or illustrative materials explaining building sizes, numbers of interior and exterior parking spaces, proposed uses at street level, and descriptions of any community spaces and publicly-accessible areas; (6) wind studies or analyses if buildings with a parapet height greater than 100 feet in height are proposed; and (7) any other appropriate design documents reasonably required to illustrate the architectural character together with the project's relationship to the surrounding environment ("Design Concept Package"); and,

WHEREAS, As permitted under the MOU, on September 12, 2011 the Agency Executive Director provided conditional approval for a Signage Plan for Phase I of the UCSF Medical Center at Mission Bay approved by the on September 12, 2011 ("UCSF Medical Center Master Signage Plan"). The approved UCSF Medical Center signage plan provided for certain exceptions to the Mission Bay South Signage Master Plan with respect to the definition of parcels; skyline, freestanding and directional signs; wall signage and letter height; and total signage square footage. and,

WHEREAS, On February 6, 2017, the Regents submitted to OCII a Design Concept Package for development on Block 36 that includes a 179,650 gross square foot expansion of the hospital. The planned program consists of 63,6000 net square feet ("nsf") of

clinical exam space, 70,000 nsf for infusion bays, 21,200 nsf of radiation oncology space and 12,800 nsf of additional clinical space (the “Project”); and,

WHEREAS, OCII staff has met with UCSF and its design review staff on five occasions to review and comment on the designs for the Project, and has determined the Design Concept Package conforms with the Design Standards; and,

WHEREAS, Pursuant to the MOU, on February 9, 2017, UCSF presented a Design Concept Package for the Project to the Mission Bay Citizens Advisory Committee; and,

WHEREAS, Pursuant to the MOU, UCSF has presented the designs for the Project to the Commission, and the Commission has, at its public hearing on February 21, 2016, reviewed the Design Concept Package for the Project; and,

RESOLVED, That the Commission has reviewed the design of the Project as depicted in “Attachment A” to the Commission memorandum accompanying this Resolution, for substantial conformance with the Design Standards in the MOU, and concurs with OCII staff’s determination of conformity; and, be it further

RESOLVED, That the Commission encourages OCII and UCSF staff to continue to work cooperatively to ensure further refinement of the design of Block 36.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of February 21, 2017.

Interim Commission Secretary