MEMORANDUM

TO: Commission of Community Investment and Infrastructure

FROM: Tiffany Bohee
Executive Director

SUBJECT: Adopting environmental review findings pursuant to the California Environmental Quality Act and conditionally approving a Combined Basic Concept and Schematic Design for an institutional building to be built by Family House, Inc. on Block 7 East in Mission Bay South to provide temporary housing for families receiving medical treatment in San Francisco, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC; Mission Bay South Redevelopment Project Area

EXECUTIVE SUMMARY

In accordance with the Owner Participation Agreement ("OPA") for Mission Bay South, Family House, Inc., ("Developer" or "Family House") has submitted a combined Basic Concept and Schematic Design ("Schematic Design") application for an institutional project on Block 7 East in Mission Bay South to provide temporary housing for families of patients primarily receiving treatment at the University of California, San Francisco ("UCSF") Benioff Children’s Hospital at Mission Bay ("Project"). Block 7 East is a 0.73-acre parcel bounded by China Basin Street, 3rd Street, and Mission Bay Boulevard North. It abuts a pedestrian walkway, or pedestrian mews, to the west. Consistent with the development approval process contained in the OPA, the project on Block 7 East was part of the "Major Phase" development program for Blocks 2-7 and 13 approved by the San Francisco Redevelopment Commission ("Former Commission") on November 1, 2005 (Resolution No.178-2005), as amended.

The proposed 90,200 square foot Project will contain 80 one- and two-bedroom suite guest rooms situated in eight clusters that share common areas, administrative and other program-supporting space, 42 parking spaces, 10 secured bicycle parking spaces and four racks, and private open space. The Project includes a single building rising to 54-feet in height at the top of the roof, with three primary elements: a 14-foot high ground floor/podium that accommodates parking, a reception area, and administrative functions; a second-floor central private courtyard and guest rooms, and; four upper floors of guest rooms and common areas forming a “C” around the courtyard. The Mission Bay Citizens Advisory Committee ("CAC") discussed the Schematic Design on November 14, 2013 where they were supportive of the project with an emphasis on ensuring that the building was designed with appropriate security measures.

As part of its actions on September 17, 1998, establishing the Mission Bay Redevelopment Project Areas, the Former Commission certified the Final Subsequent Environmental Impact Report ("FSEIR") (Resolution No. 182-98) and adopted findings under the California Environmental Quality Act ("CEQA") (Resolution No. 183-98). This FSEIR includes by reference a number of addenda. OCII staff has reviewed the Schematic Design submitted by the Developer and finds it to be within the scope of the projects analyzed in the FSEIR and
Addendum #9 and no additional environmental review is needed. As required by CEQA, the Commission must adopt environmental findings when approving the Schematic Design.

*Staff recommends adopting environmental findings pursuant to the California Environmental Quality Act and conditionally approving the Combined Basic Concept and Schematic Design for an institutional building to be built by Family House on Block 7 East in Mission Bay South to provide temporary housing for families receiving medical treatment in San Francisco.*

**BACKGROUND**

*Blocks 11 and 12 Approved Major Phase Application*

Pursuant to the OPA, FOCIL is required to submit its overall plans for development in “Major Phases” of one or more land use blocks, with each Major Phase consisting of the private development projects and related public infrastructure and park improvements on these blocks. Schematic designs for individual building projects can be submitted following the Major Phase approval and must be generally consistent with the Major Phase. The OPA allows for the amendment of a Major Phase as part of the schematic design approval process.

The proposed Project for Block 7 East was anticipated by a Major Phase application for Blocks 2-7 and 13, approved by the Former Commission on November 1, 2005 (Resolution No. 178-2005). Blocks 2-7 and 13 are all residential land use blocks bounded roughly by Channel Street, Third Street, Mission Bay North Boulevard, and Merrimac Street. Within the Major Phase area, six parcels are designated as OCII affordable housing sites and five parcels are designated for private, market rate residential development. The Major Phase was amended by the Former Commission as part of the approval of the Major Phase application for Blocks 11 and 12 approval on September 18, 2007 (Resolution No. 101-2007) and the Block 3 West Schematic Design approval on June 7, 2011 (Resolution No. 77-2011); by the Oversight Board as part of the Block 13 West Schematic Design approval on June 11, 2012 (Resolution 7-2012) to increase the number of residential units allowed on the market rate blocks; and by the OCII Commission as part of the Block 7 West Schematic Design approval on January 21, 2014 (Resolution No. 6-2014).

**DISCUSSION**

The Developer of Block 7 East is Family House. Founded in 1981, Family House is a 501(c)(3) not-for-profit organization that provides temporary housing to families of children receiving treatment primarily at UCSF San Francisco Benioff Children's Hospital. Qualifying families live more than 50 miles from UCSF, and many live at or below the low-income status as determined by UCSF. Family House’s two currently existing locations sustain nearly a 100% occupancy rate and can accommodate 107 people per night. At its current capacity, over the course of a year Family House serves more than 2,000 families.

Pursuant to the Fourth Amendment to the OPA adopted by the OCII Commission on June 4, 2013 (Resolution No. 28-2013), and approved by the Oversight Board on June 4, 2014 (Resolution No. 6-2013), Family House was granted the right to develop the Project on Block 7...
East. Block 7 East is approximately 0.73 acres in size and is bounded by China Basin Street, Mission Bay Boulevard North and 3rd Street. It abuts a publically-accessible pedestrian walkway – also referred to as a mews – to the west, which is shared with the Block 7 West project, which is being developed by Mission Bay Block 7 Housing Partners, L.P. as a residential project featuring 200 affordable rental units as well as ground floor retail.

The Block 7 East Project includes 80 guest rooms, office and activity space, 42 parking spaces, 10 secured bicycle parking spaces and four racks, and open space. The project is pursuing a LEED Gold rating. The project architect is Leddy Maytum Stacy Architects. Exhibits A and B depict the location of the project and its site plan.

**Block 7 East Schematic Design**

The Project is designed to support the mission and program of Family House. The single 90,200 square foot building includes three primary elements: a 14-foot high ground floor/podium that accommodates parking, reception area, and administrative functions; a second-floor central private courtyard with guest rooms and common areas, and; four upper floors organized around eight clusters of guest rooms and common areas forming a “C” around the courtyard. Exhibits C through H depict the design of the building and materials.

The building is oriented toward Third Street and the ground floor is designed to activate it as a pedestrian corridor. The first floor plan includes a primary pedestrian entrance to the building located on Mission Bay Boulevard near the corner of Third Street. The office and other administrative space are located along the Third Street frontage, with utility rooms on Mission Bay Boulevard North and China Basin Street, and the podium parking situated along the pedestrian mews and accessible from China Basin Street. The Third Street façade, with a first floor height of 14 feet, uses windows of varying transparency and colored panels placed according to the level of privacy required by the corresponding indoor use to add to the visual interest of the facade. The building is set back on all sides in order to provide approximately landscaping buffers, primarily along Third Street and the pedestrian mews.

The second floor is linked to the ground floor via a grand staircase leading from the primary entrance to the shared courtyard. The roofs on the top of the second floor are designed to allow the installation of green rooftops in the future if the budget allows. The upper floors of the building are organized around eight clusters of guest rooms and common areas on the building’s upper floors. Each cluster will include 10 guest rooms and shared living, dining, kitchen, play area and laundry rooms. The clusters surround a large landscaped multi-use courtyard at the second floor. The guest rooms have two sizes: a single room and a double suite. All upper floors share a similar design.

Visually, the design uses material, depth, and color to articulate the façade in order to subdivide the long Third Street frontage. The primary architectural feature is the use of colored screen around the corner projection above the primary entrance at the corner of Third Street and Mission Bay Boulevard North to denote the primary entrance to the building. The primary material used on the upper floors is color lap siding, with the use of color paneling around window projections – materials and colors were chosen in order to create a non-institutional residential character.

Additionally, in order to make Third Street appealing to pedestrians, the ground floor façade is treated differently than upper levels through the use of windows of varying transparency, exposed concrete
columns, and three small recessed gardens that accentuate the effect of the subdivided upper-level façade. The first floor façade along the pedestrian mews to the west is clad primarily in colored panels distinct from those used on upper floors, as well as long expanse of green screen to help screen the parking podium from the adjacent neighbors.

The control room and backup generator for a sewer pump station, located across Mission Bay Boulevard North in the Commons Park, will be located in a utility space in the Block 7 East project along Mission Bay Boulevard North to reduce the amount of public utility equipment required to be located in the public Commons Parks.

**Open Space**

The building features an 8,900 square foot central, private podium courtyard space on the second floor as the central feature for residents. The courtyard is designed to provide flexible outdoor areas for a variety of uses for all ages of family members. The curvilinear figure-eight landscaping plan contains two major areas: a large park-like lawn and a sheltered family gathering area. Surrounding the figure-eight areas are a variety of smaller, more intimate seating and play areas combined with trellis structures, and curving walls. Family House has indicated that in the future, as budget allows, additional play features may be added to the central courtyard. Exhibit I depicts the central courtyard.

At the main entrance to the building on Mission Bay Boulevard North, an entrance plaza will be created in front of the utility rooms to provide seating for residents and soften the façade of the building. In addition, the setback along the western façade of the building provides additional green space along the pedestrian mews. Exhibit J depicts the ground floor landscaping plan.

Block 7 West is also located directly across Mission Bay Boulevard North from the Commons Park, which will provide passive open space recreational opportunities. The new Mission Bay Children’s Park will be located approximately three blocks to the west.

**Parking and Transit**

The Mission Bay South Design for Development allows a maximum of one parking space for each residential unit and requires a minimum of one bicycle parking space for every 20 vehicular parking spaces. Consistent with the Design for Development, the project provides 42 parking spaces for residents (approximately .5/unit), accessed by a single entry on China Basin Street. Family House is also working with UCSF to reserve additional parking spaces at the hospital and to either partner with UCSF to provide shuttle service between the Project and the hospital or to provide an independent Family House shuttle between the two.

The project also includes 10 secured bicycle parking spaces, which is 7 spaces more than required. The project will also include an additional four unsecured bike racks at the primary entrance, which could provide up to an additional eight spaces. Since all of the residents will be from out of town, the bike parking is anticipated to be used primarily by the Family House employees and volunteers.

Finally, the project will be well-served by transit; it is located approximately two blocks from the Muni Third Street Mission Rock Light Rail station and approximately six blocks from the San
Francisco Caltrain station. In addition, the Muni 22-bus line will be extended and pass directly by the site along Mission Bay Boulevard North.

**Citizens Advisory Committee**

The Mission Bay Citizens Advisory Committee ("CAC") discussed the Schematic Design at its November 14, 2013 meeting. The CAC was very supportive of the Project. The majority of the CAC’s comments were related to suggestions on how to increase the security of the building. In response, the building design has located the secured bicycle parking in the back of the parking garage and has included differentiated paving at the garage entrance to give a visual cue for pedestrians and drivers to be aware of traffic entering and exiting the garage over the public sidewalk.

**Equal Opportunity Program and Compliance with OCII Policies**

The Developer shall comply with the OCII’s Nondiscrimination in Contracts, Minimum Compensation and Health Care Accountability policies and has worked closely with contract compliance staff to comply with the Small Business Enterprise ("SBE") Program on this development. To date, the Developer has achieved 47.8% SBE participation (39.5% SF-SBE, 15.3% MBE and 13.2% WBE) for professional services consultants. A full list of consultants is included as Exhibit K.

During the construction phase of this project, the Developer is committed to meet OCII’s requirements and goals which includes the 50% SBE construction subcontracting participation goal, payment of prevailing wages and the 50% local construction workforce hiring goal.

**CEQA Environmental Review**

As part of its actions on September 17, 1998 establishing the Mission Bay Redevelopment Project Areas, the Former Commission certified the FSEIR, adopted CEQA findings, adopted a series of mitigation measures, and established a comprehensive system for mitigation monitoring. The Board of Supervisors, the Planning Commission, and various City departments adopted similar findings and mitigation monitoring plans. This FSEIR includes by reference a number of addenda.

Copies of the full four-volume FSEIR were distributed to the Former Commission prior to the 1998 certification and adoption of the environmental findings. Copies of the FSEIR were provided to the OCII Commission as part of the March 5, 2013 OCII Commission memo for Block 40, and are also available for review at OCII’s offices.

Staff has reviewed the Combined Basic Concept and Schematic Design submitted for the Project on Block 7 East and has considered and reviewed the FSEIR and addenda, specifically Addendum #9 prepared for the Project, and which was provided to the Commission as part of their June 4, 2013 memo packet. Staff finds the Combined Basic Concept and Schematic Design to be within the scope of the project analyzed in the FSEIR and subsequent addenda and no additional environmental review is required pursuant to State CEQA Guidelines Sections 15180, 15162, and 15163.
STAFF RECOMMENDATION

Staff reviewed multiple iterations of the proposed Basic Concept and Schematic Design for Block 7 East, providing feedback to ensure that the design is consistent with both the overall design goals for Mission Bay and the specific development standards contained in the Mission Bay South Design for Development. Based on the review process described above, staff finds that the proposed Combined Basic Concept and Schematic Design for the Project on Block 7 East in Mission Bay South is consistent with the Redevelopment Plan, the Design for Development and other Plan documents. The proposed design will be an attractive addition to Mission Bay South.

As is typical, there remain a number of detailed design issues that must be resolved in subsequent design stages. Therefore, staff recommends the following conditions of approval:

1. The building and landscaping materials, colors, finishes, and architectural detailing shall be subject to further review and approval by staff during the Design Development phase to ensure the richness, quality and diversity shown in the Schematic Design is achieved. Material and color samples shall be provided as part of the review. A material and color mock-up of sufficient size to be built on the construction site during an early phase of construction shall be prepared for staff review and approval to ensure consistency with this Schematic Design.

2. The design of the first floor shall be subject to further review and approval by staff during the Design Development phase to ensure that the pedestrian realm is as active and visually interesting as possible, recognizing the need for a certain level of privacy for the building users. The frontage on Mission Bay Boulevard North in front of the utility rooms will be designed to create an attractive entry courtyard, through the use of landscaping, trellises, or other features.

3. The final design of the utility rooms housing the pump station control room and emergency generator, as well as any other required space for associated equipment, shall be subject to final approval by the San Francisco Public Utilities Commission staff.

4. The design of the trash and recycling areas shall be subject to further review and approval by staff during the Design Development phase to ensure that they allow for internal pick-up by the solid waste collector to avoid trash and recycling bins on-street.

5. All building signage shall be subject to further staff review and approval. A signage plan shall be prepared prior to or concurrent with Design Development documents for staff approval, pursuant to the Mission Bay South Signage Master Plan.

6. Prior to the start of any construction, the Developer and their general contractor shall meet with staff to discuss noise regulations and hours of construction operation.
Staff recommends the approval of the Combined Basic Concept and Schematic Design for an institutional building to be built by Family House on Block 7 East in Mission Bay South to provide temporary housing for families receiving medical treatment in San Francisco, subject to the conditions above.

(Originated by Ethan Warsh, Assistant Project Manager)

Tiffany Bohee  
Executive Director

Exhibit A: Mission Bay Location Map  
Exhibit B: Site Plan  
Exhibit C: Ground Level Plan (First Floor)  
Exhibit D: Podium Level Plan (Second Floor)  
Exhibit E: Third Level Plan  
Exhibit F: Building Elevations  
Exhibit G: Building Elevations  
Exhibit H: Materials and Finishes  
Exhibit I: Landscape Layout and Materials Plan – Second Level  
Exhibit J: Landscape Layout and Materials Plan – Ground Level  
Exhibit K: List of Consultants