

Office of the President

TO MEMBERS OF THE FINANCE AND CAPITAL STRATEGIES COMMITTEE:

ACTION ITEM

For Meeting of May 17, 2017

APPROVAL OF AMENDMENT #3 TO THE UC SAN FRANCISCO 2014 LONG RANGE DEVELOPMENT PLAN AND DESIGN FOLLOWING ACTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, CHILD, TEEN, AND FAMILY CENTER AND DEPARTMENT OF PSYCHIATRY BUILDING AT 2130 THIRD STREET, SAN FRANCISCO CAMPUS

EXECUTIVE SUMMARY

The San Francisco campus proposes to construct a Child, Teen, and Family Center and Department of Psychiatry Building (Building) of approximately 170,000 gross square feet through a third-party developer on a 0.77-acre site to be donated to the Regents in accordance with a gift agreement approved by the President of the University in April 2015. Located in San Francisco's Dogpatch neighborhood, the project site is one block south of the Mission Bay campus. Program functions within the Building include outpatient clinics, education, research, office space, and a small retail space.

Goals of the proposed project are: to provide a child-, family-, and adult-friendly environment for mental health services; to integrate clinical, training, and research activities; and to be proximate to the UCSF Mission Bay campus. The facility also is intended to serve as a nexus for existing and new collaborations with UCSF Benioff Children's Hospital Oakland, UC Berkeley, and other leading national and international healthcare institutions dedicated to advancing mental health.

Before constructing the new building, the existing three-story building and surface parking lot would be demolished. The proposed Building would vary from three to five levels above grade with building services and parking below grade.

The associated real estate business terms are included in the companion closed session item. The Health Services Committee endorsed the recommendations in this item at its April 13, 2017 meeting.

In this item, the Regents are being asked to: (1) certify the Environmental Impact Report; (2) adopt the Mitigation Monitoring and Reporting Program and the California Environmental Quality Act Findings; (3) approve Amendment #3 to the UCSF 2014 Long Range Development

Plan; and (4) approve the project design.

RECOMMENDATION

The President of the University recommends that, following review and consideration of the environmental consequences of the proposed Child, Teen, and Family Center and Department of Psychiatry Building project, as required by the California Environmental Quality Act (CEQA), including any written information addressing this item received by the Office of the Secretary and Chief of Staff no less than 24 hours in advance of the beginning of this Regents meeting, testimony or written materials presented to the Regents during the scheduled public comment period, and the item presentation, the Finance and Capital Strategies Committee recommend that the Regents:

- A. Certify the Environmental Impact Report.
- B. Adopt the Mitigation Monitoring and Reporting Program, and the CEQA Findings including the Statement of Overriding Considerations for the significant and unavoidable impact.
- C. Approve Amendment #3 to the UC San Francisco 2014 Long Range Development Plan (LRDP) to include the project site in LRDP Chapter 9, Smaller Owned Sites.
- D. Approve the design of the Child, Teen, and Family Center and Department of Psychiatry Building project, San Francisco campus.

BACKGROUND

The proposed Child, Teen, and Family Center and Department of Psychiatry Building (Building) would serve as a critical link between UCSF and community mental health efforts by providing expert consultation, collaborative clinical resources, and a convening space that promotes partnerships in serving the needs of Bay Area children and families. A full range of services (psychiatric, mental health, neuropsychiatric, and medical care) would be offered in the proposed facility. Patients and families would be able to participate in cutting-edge clinical research at a single location proximate to the Mission Bay campus.

A conditional gift agreement was signed by the President in April 2015 that provided for the donation of the site to the Regents along with a monetary contribution towards construction and operation of the project. The gift agreement is, in part, conditioned on the approval of the project.

The associated real estate business terms are included in the companion closed session item.

Project Drivers

- Creation of a center for child, adolescent, family, and adult psychiatry and integration

of mental and physical healthcare services in one facility.

- Development of a facility that allows for related mental health programs which currently are dispersed in a number of locations, and provision of a base for research, training, and education to advance the prevention and treatment of mental illness. The facility is intended to serve as a nexus for existing and new collaborations with UCSF Benioff Children's Hospital Oakland, UC Berkeley, and other leading national and international healthcare institutions dedicated to advancing mental health.
- Provision of highly integrated mental and physical healthcare services for children, adolescents, and adults in the Bay Area that are in close proximity to the UCSF neuroscience research community and UCSF Benioff Children's Hospital on the Mission Bay campus site.

Clinicians, educators, researchers, trainees, and staff in this new Building would largely be relocated from the Langley Porter Psychiatric Institute (LPPI) at UCSF's Parnassus Heights campus, with some personnel from UCSF's Laurel Heights and Mount Zion campuses, as well as from a clinical research program at the Priscilla Chan and Mark Zuckerberg San Francisco General Hospital and Trauma Center campus. Location of these occupants in one facility would help foster new discoveries and create opportunities for new program partnerships with other research programs in the nearby Mission Bay campus. As discussed in the 2014 Long Range Development Plan (LRDP), the LPPI building would be demolished as part of a separate project to allow for future hospital addition.

Programs would complement the Department of Psychiatry's wet laboratory research in the current Sandler Neurosciences Center, Arthur and Toni Rembe Rock Hall, and the future Joan and Sanford I. Weill Neurosciences Building (see separate item at this Regents meeting), where other psychiatrists and neuroscientists are or will be located. Placement of clinical services within the Building is central to UCSF's academic vision to create multidisciplinary disease-focused programs that bring together clinicians and scientists with complementary knowledge and skills.

PROJECT DESCRIPTION

The proposed project would include the construction of an approximately 170,000-gross-square-foot (gsf) building (including below-grade parking) one block south of the Mission Bay campus, along with related site improvements (refer to Attachment 1: Project Location and Design Graphics). The facility would provide clinical services, clinical research, dry research, and office space, as well as spaces for imaging, meeting, education, and retail. All patient care would be for outpatients; no inpatient psychiatric hospital services would be provided in the proposed Building. The Building would be constructed by a third-party developer and leased back to the University upon completion.

Program

The table below shows the estimated allocation of the programmatic functions by assignable-square-foot (asf) and gross-square-foot (gsf). Approximately 512 faculty, staff, and students are estimated to be accommodated in the Building.

Building Program (Including Parking)

Programmatic Function	ASF	GSF
Clinical Services and Clinical Research	56,640	78,900
Administrative	22,550	31,400
Meeting and Education Spaces	14,440	20,100
Building Support and Retail	14,100	19,600
Subtotal	107,730	150,000
Parking and Building Systems	0	20,000
Total	107,730	170,000

Clinical Services and Clinical Research (approximately 56,640 asf, 78,900 gsf): Clinical space for child, adolescent, and adult programs would be organized in the building vertically by age, with associated office, research, and clinical spaces distributed on each of those floors. Shared waiting spaces would allow for small group seating areas. Examination and consultation rooms would be distributed throughout the Building and designed for flexible use. The proposed project would also include computer-based (dry) research space, and research support space. An MRI-ready suite would be created for equipment to be installed later that would enable the campus to select the most up-to-date equipment and seek additional donor funding.

Administrative (approximately 22,550 asf, 31,400 gsf): Workspaces for faculty, staff, and trainees will be provided in enclosed offices and open workstations.

Meeting and Education Spaces (approximately 14,440 asf, 20,100 gsf): Meeting and education spaces, a tiered auditorium (200-250 people), large breakout rooms, pre-function space, and a catering kitchen are included in the program. Various sized conference and meeting rooms would be distributed throughout the Building.

Building Support and Retail (approximately 14,100 asf, 19,600 gsf): The loading dock would be accessed from Third Street and would accommodate building support functions, such as utilities, storage, the water collection system, and waste management services. Secure bicycle storage, staff showers, and locker facilities would be located in the basement. Space for retail (1,500 asf) would be provided as a warm shell on the northeast corner of the building at 18th Street and

Third Street, which is the most public corner of the Site.

Parking and Building Systems (approximately 20,000 gsf): The 41 parking spaces in the basement level would provide outpatient parking, and would be valet operated. Building systems are also included in the lower level.

Overall Parking Strategy

UCSF provides parking on a campus-wide basis, rather than per building. The 41 valet parking spaces in the basement level would be for outpatients. Faculty, students, and staff who drive would park in the garages and lots that have additional capacity on the Mission Bay campus and take the UCSF shuttle or walk to the project site. Bicycle parking, a car-share vehicle, Muni light rail on Third Street, as well as the UCSF shuttle would encourage the use of alternate modes of commuting by faculty, staff, and students. Secure bicycle storage, staff showers, and locker facilities would be located in the basement.

LRDP AMENDMENT

The project site is not included in the LRDP, which was approved in November 2014. In April 2015, the University entered into a conditional gift agreement with a donor who agreed to donate the site to the University for the purpose of constructing a building to accommodate the Child, Teen, and Family Center and other Department of Psychiatry programs.

Amendment #3 to the LRDP is being proposed to include the project site in Chapter 9, Smaller Owned Sites. Smaller Owned Sites are not assigned functional zones because they are typically developed with a single facility, and further development beyond that initial use would require future approvals. Specific LRDP text changes are provided in Attachment 2. Conforming changes will be made to reflect the site on relevant LRDP maps.

Consistent with the Community Planning Principles adopted in the LRDP, UCSF has engaged in a process with the community to identify cushioning actions (separate from mitigation measures required by the California Environmental Quality Act (CEQA)) that could address minimizing impacts on the neighborhood that are related to the proposed project, as well as other proposed UCSF projects in the area.

DESIGN ELEMENTS

Location and Site Condition/Description

Located in the northern edge of San Francisco's Dogpatch neighborhood, amidst industrial, residential, and emerging commercial uses, the site is bounded by Tennessee Street to the west, 18th Street to the north, Third Street to the east, and private development to the south. Current site improvements include a three-story 36,000-gsf commercial building and a surface parking lot on the northern portion of the project site. The proposed project includes demolition of the existing building and surface parking.

Campus services such as the UCSF shuttle system, security, information technology, and supply chain management would be efficiently extended to the Building site.

Building Design

The Building would range from three to five stories in height with a single level of basement (building services) and below-grade parking. Because the campus seeks to reduce the impact of UCSF development on the Dogpatch neighborhood, the Building has been designed to comply with the City zoning height limits that apply to the project site.

Two distinct entries would provide separate identities for the Child, Teen, and Family Center and the Department of Psychiatry. The Child, Teen, and Family Center entry is located along the more residential Tennessee Street; the Department of Psychiatry entry is located on the 18th Street side of the site.

Composition of the Building responds to the varied scales of the site context with base articulation including pockets of landscape at key entry points and interaction locations. A glazed atrium provides daylight to the interior, and an exterior roof terrace would be composed of planting and hardscape surfaces.

Materials

Exterior materials would be a combination of metal panels and glazing selected to provide a rich texture and patina with time. Naturally-weathering zinc panels and wood cladding would absorb light and provide varied texture to contrast with areas of glazing. The base, constructed of board-form concrete, would accommodate the varied grade around the site.

Sustainability

As required by the University of California Sustainable Practices 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. The Building is designed to achieve a minimum Leadership in Energy and Environmental Design (LEED™ Version 4) Silver rating, and is targeting LEED™ Gold.

Seismic Safety

The project will comply with the University of California Seismic Safety Policy including independent structural engineering peer review.

Project Schedule

Construction of the project is estimated to begin in early 2018 and to be completed by early 2020.

CEQA COMPLIANCE

An environmental impact report was prepared to analyze the environmental impacts of this project. The details of the environmental compliance are provided in the Environmental Impact Summary (Attachment 3). Attachment 4 is the link to the project environmental impact report, and CEQA Findings are provided in Attachment 5.

Key to Acronyms

ASF	Assignable-Square-Foot
CEQA	California Environmental Quality Act
EIR	Environmental Impact Report
GSF	Gross-Square-Foot
LPPI	Langley Porter Psychiatric Institute
LRDP	Long Range Development Plan

ATTACHMENTS:

Attachment 1: Project Location and Design Graphics

Attachment 2: Amendment to LRDP

Attachment 3: Environmental Impact Summary

Attachment 4: Child, Teen, and Family Center and Department of Psychiatry Building Final Environmental Impact Report (including Mitigation Monitoring and Reporting Program)

<https://campusplanning.ucsf.edu/sites/campusplanning.ucsf.edu/files/reports/02%20%20CTFC%20Final%20EIR%202017-05-03.pdf>

Attachment 5: California Environmental Quality Act Findings

AMENDMENT TO LRDP

The following sentence is added to the end of the first paragraph of LRDP Chapter 9, Smaller Owned Sites:

Smaller owned sites are generally not assigned functional zones because they are typically developed with a single facility, and further development beyond that initial use would require future approvals.

The following section is added to the end of LRDP Chapter 9, Smaller Owned Sites:

9.8 2130 Third Street

The Child, Teen, and Family Center and the Department of Psychiatry Building is located at 2130 Third Street, one block south of the Mission Bay campus site in the northern edge of San Francisco's Dogpatch neighborhood. The 0.77-acre project site is located on the northern portion of the block bound by 18th Street, Third Street, 19th Street, and Tennessee Street. In April 2015, the University entered into a gift agreement with a donor who agreed to donate the site to the University for the purpose of constructing a building for the proposed uses. The proposed building would be about 170,000 gsf with one level of below grade parking for up to 41 spaces with valet operations. The building would range from three to five stories in height. The facility would include outpatient clinics, education, research, department administrative spaces and a small retail space. It is anticipated that approximately 512 faculty, staff, and students would work in the building.

Conforming map changes will be made to the LRDP to reflect this LRDP Amendment.

ENVIRONMENTAL IMPACT SUMMARY

Environmental Review Process

Pursuant to State law and University procedures for implementation of CEQA, the project has been analyzed in the UCSF Child, Teen, and Family Center and Department of Psychiatry Building Final Environmental Impact Report (Final EIR). A link to the document is provided in Attachment 4.

The Draft Environmental Impact Report (Draft EIR) (SCH #2016052065) was published on November 22, 2016, commencing a public review period that was extended to 76-days ending on February 6, 2017. Notices of availability of the document were widely distributed and advertised. The document was posted online on the UCSF Campus Planning website. Copies of the Draft EIR were sent to the State Clearinghouse and Notices of Availability were sent to other local and regional agencies. Copies of the Draft EIR were made available for viewing at the San Francisco Public Library (Main Library, Mission Bay, and Potrero Hill branches) and at the UCSF Mission Bay campus library.

Public Comments

During the public review period, 17 comment letters on the Draft EIR were received. No public comments were received during the Draft EIR public hearing. Written responses to the comments were prepared and included in the Final EIR. None of the issues raised by the commenters alters the environmental analysis.

Environmental Impacts

The Draft EIR found that the project would have no significant environmental impacts in the following topic areas: Agriculture and Forestry Resources, Biological Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Operational Noise, Population and Housing, Public Services, and Recreation.

With mitigation measures identified in the Draft EIR, potentially significant impacts of the project would be reduced to less-than-significant levels in these topic areas: Aesthetics, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Construction Noise, Traffic, and Utilities and Service Systems.

The Draft EIR also analyzed cumulative impacts, and found that the project would contribute to cumulative temporary elevated construction noise impact in the Dogpatch neighborhood which cannot be mitigated to a less-than-significant level with mitigation measures identified in the Draft EIR and would remain a significant and unavoidable impact.

To assure that all mitigation measures are implemented in accordance with CEQA, a Mitigation Monitoring and Reporting Program has been prepared and included with the Final EIR. The San Francisco campus is responsible for implementing all mitigation measures of the project within the jurisdiction of the Regents and is prepared to make proportionate share contributions toward funding for off-site mitigation measures that are not within the jurisdiction of the Regents.

Findings

The Findings (Attachment 5) discuss the project's impacts, mitigation measures, and conclusions regarding adoption of the Final EIR in conformance with CEQA.