

An aerial photograph of the UCSF campus in San Francisco. The image shows a dense cluster of multi-story buildings, mostly in shades of red brick and grey. A large, rectangular area on the right side of the image is highlighted with a semi-transparent yellow glow and a red dashed border, indicating the site for the proposed research and academic building improvements. The surrounding area includes streets, parking lots, and some greenery.

UCSF RESEARCH AND ACADEMIC BUILDING &
ROADWAY AND SITE IMPROVEMENTS

ARTS COMMISSION
SCHEMATIC DESIGN
20 MAY 2019

AGENDA

Introductions

Project

Site

Massing

Building Design

The Project

- ZSFG | UCSF – a 140 year partnership
- The Project
 - Part of ongoing improvements program at ZSFG campus
 - Will provide new academic and research space that meets state of the art UCSF standards for approximately 900 doctors, researchers and staff
 - Support Research Programs that:
 - Allow for the Level 1 Trauma Designation
 - Support Vulnerable Populations – HIV, Homeless, TB, Brain and Spinal Injury, Orthopedic Surgery, Psychiatry
 - Functions
 - Office and Dry Research Space: 115,000 gsf
 - Wet Research Space: 35,000 gsf
 - Education Space: 6,000 gsf
 - Patient Research Center: 6,000
 - TOTAL = 175,000 gsf

The Project

- The Project
 - Roadway Project
 - Relocate Stiff Loops Sculpture
 - Preserve Historic Gatehouse and Wall
 - Relocate Historic Fountain

Project Charter and Lease Disposition and Development Agreement

City Reviews – for Building

- DPH
- Arts Commission
- Historic Preservation Commission

A 00 Introduction

Programming, Planning, & Design Criteria

URBAN DESIGN & LANDSCAPE	BUILDING DESIGN	INTERIOR	SPACE TYPE CRITERIA	WAYFINDING
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Project Scope + Terms of Ground Lease

UCSF has entered into a long-term ground lease with the City and County of San Francisco that governs the development of the Research and Academic Building site and performance of the ZSFG Campus Improvements. The LDDA addresses all components of the project, which include the delivery of the property, the scope of the University's obligations to design, develop and construct the Research and Academic Building and the ZSFG Campus Improvements. The ZSFG Campus Improvements include 1) a new eastbound roadway adjacent to and south of B5 with surface parking 2) the relocation of the historic fountain and *Stiff Loops* Sculpture elsewhere, and 3) landscaping and public sidewalks around the perimeter of the Building. These improvements must be constructed in accordance with Department of Public Works (DPW) standards and will be reviewed by the City. The Integrated Delivery Team (IDT) will be responsible for preparing, applying and paying for all city permits, including all utility service applications and fees. The main entry drive and turn-around for the main hospital must be kept operational at all times during construction. After construction, the City will assume responsibility for maintaining the ZSFG Campus Improvements.

NEW ROADWAY	CONSTRUCTION	REQUIRED APPROVALS
<ul style="list-style-type: none"> IDT to complete according to the Bridging Documents. 	<ul style="list-style-type: none"> Accessible parking must be provided on the ZSFG campus during construction. Minimize the disruption to domestic water, electrical power and other utilities that serve B5, B9, B30/40 and B25 during construction of the new roadway and building. The internal roadway and drop-off serving B5, B9, B30/40 and B2 must be kept operational during construction. 	<ul style="list-style-type: none"> Although the roadway is included in the ZSFG Campus Improvements it is not within the project scope of the Research and Academic Site and Building. See Bridging Documents for limit of work. Different design, construction and city approval standards apply to the ZSFG Campus Improvements than apply to the Research and Academic Site and Building. Refer to the LDDA and the Approval Matrix which summarizes approval requirements.

April 27, 2018
UCSF Research and Academic Building at ZSFG
University of California, San Francisco, Project No: PRJ-00034/9002846

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Schedule & Community Engagement

2019

Mar 20	ZSFG Quarterly Community Meeting
May 14	Potrero Boosters
May 20	SF Arts Commission
June	Health Commission Presentation (DPH)
June	SF Historic Preservation Design Committee
Summer	ZSFG Quarterly Community Meeting
Summer	Calle 24
Sept	UC Regents Approval

2020

1 st Quarter	Completion of Documents
1 st Quarter	Start of Construction
4 th Quarter	Completion of Roadway Improvements

2022

3 rd Quarter	Completion of the Research and Academic Building
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UCSF RESEARCH AND ACADEMIC BUILDING



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