

S E C T I O N G : A P P E N D I X

Activity Zones: Areas where specific programs are concentrated to promote desired patterns of interaction and activity.

Applied Ornamentation: Elements that adorn the facades of buildings for visual affect and do not maintain any specific function.

Articulation: The process of giving a building specific definition according to design intent.

Base: The lower 20' section of a building that connects with the ground, demarcated by a line or change in material.

Body: The substantial mass of a building that runs from the top of the base to the parapet line at 85'.

Bollard: A concrete or steel street element used to define walkways, interrupt vehicular traffic and/or protect pedestrians from vehicular areas.

Carving Strategy: The process of forming opening and building details by cutting into the surface rather than adding to it.

Cohesiveness: A concept that maintains physical or visual consistency among adjacent elements.

Collegial Rooms: A space or collection of spaces that collect colleagues from within the same buildings or adjacent buildings to promote interaction.

Collegiality: A concept that organizes spaces in order to promote interaction among occupants of adjacent spaces.

Commons, the: A public park in the Mission Bay South

Redevelopment Area that runs along the northern edge of campus from Owens to the bay.

Connectivity: A concept that relates an association of physical or visual elements that are linked together.

Cornice: A demarcation that indicates the top of an architectural body.

Courts, the: A major open space that maintains a collection of recreational courts and activities.

Critical Alignments: Site lines established to assure that adjacent buildings align with one another.

Design Guidelines: A collection of restrictions and suggestions that guide the development of the built environment.

Edges: The line at which the surface of a building or landscape ends.

Facade Organization: Basic demarcations in the facades of buildings which generally reflect the internal divisions of a building, namely the base, body and top.

Fastigate: Another word for upright.

Gardens: Outdoor courtyard spaces in the interior of individual blocks that serve a cluster of buildings.

Gateways: Outdoor spaces at the perimeter of campus that acknowledge the primary entrances to campus.

Green, the: The central open space on campus that serves

as the academic and ceremonial center for campus activities.

Infrastructure: The basic functional and support facilities for a building, collection of buildings or overall site.

Interstitial Space: A narrow zone of space designated for mechanical equipment within a building.

Master Plan: A conceptual design intended for development that conveys a campus vision and proposes a general character and identity for buildings and opens spaces.

Monolithic: The expression of a uniform, singular volume.

Ornamentation: Elements added to buildings to enhance their appearance.

Perimeter Building Lines: Site lines that define the edges of individual blocks, limiting the areas of buildings and preserving the grid of predetermined Vara block view corridors.

Plaza, the: The major open space which serves pedestrian traffic from adjacent transit stops, parking structures and shops at the eastern end of the site.

Setbacks: Site lines that limit building areas for the purpose of maintaining open spaces, views, right-of-ways and limiting shadows.

Screening: Mesh-like material which provides enclosure

and protection from the weather while permitting the movement of air.

Street Trees: Trees arranged in lines that follow the length of vehicular streets or pedestrian corridors.

Subtractive Approach: The process of forming openings and building details by cutting into the surface rather than adding to it.

Surcharging: (HIA to provide definition)

Timeless: Design that does not reference a particular style associated with a particular time, including current fads and contemporary design styles.

Top: The upper section of a building that maintains the rooftop mechanical equipment, set back from the main body of the building.

Vara Block: Historical units for establishing city blocks that are unique to San Francisco, maintaining a length of 412.5 feet and a width of 275 feet.

Wrapper Trees: Rows of trees that line the interior of open spaces to create a sense of enclosure.

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List of Illustrations

Table of Contents Illustrations

T.1	Overall Master Plan Illustrative	p. T-2
-----	----------------------------------	--------

Section A Illustrations

A.1	Aerial View of the Site with 3D model of Mission Bay. Base image courtesy of Catellus Development Corporation. Copyright 1999. All Rights Reserved.	p. A-2
A.2	City Location Map	p. A-4
A.3	Mission Bay Master Plan: Land Use	p. A-5
A.4	Vara Block Diagram	p. A-5
A.5	Mission Bay Plan Model	p. A-6
A.6	View of Existing Mission Bay Site Looking East	p. A-6
A.7	Aerial Photo of Existing Mission Bay Site	p. A-6
A.8	View of Existing Mission Bay Site Looking Northeast	p. A-7
A.9	Existing Mission Bay Views along the Waterfront. Courtesy of Catellus Development Corporation. Copyright 1999. All Rights Reserved.	p. A-7
A.10	Campus Location Map	p. A-8
A.11	View of The Green and Campus Community Center	p. A-9
A.12	Campus Massing Height Diagram	p. A-10
A.13	Massing Height Diagram: Illustrative	p. A-10
A.14	Land Use Calculations	p. A-14
A.15	Land Use Diagram	p. A-15
A.16	Bay Bridge, San Francisco, CA	

A.17	Zuni Cafe, San Francisco, CA	p. A-16
A.18	Sprout Plaza, Berkeley, CA	p. A-17
A.19	The Embarcadero, San Francisco, CA	p. A-18
A.20	UCSF Parnassus Neighborhood, San Francisco, CA	p. A-19
A.21	Dolores Park, San Francisco, CA	p. A-20
A.22	UCSF Millberry Union, San Francisco, CA	p. A-21
A.23	MUNI Station along the Embarcadero, San Francisco, CA	p. A-22

Section B Illustrations

B.1	Connective Passageway: Illustrative	p. B-2
B.2	Collegial Room: Illustrative	p. B-2
B.3	The Green: Illustrative	p. B-2
B.4	Overall Master Plan: Illustrative	p. B-3
B.5	View of the Courts from Block 15: Illustrative	p. B-4
B.6	Connectivity: Physical	p. B-5
B.7	Connectivity: Visual	p. B-5
B.8	Collegiality: Hierarchy of Collegial Spaces	p. B-6
B.9	Collegiality: Sequence of Collegial Spaces	p. B-6
B.10	Cohesiveness: Landscape	p. B-7
B.11	Cohesiveness: Buildings	p. B-7

Section C Illustrations

C.1	Open Spaces Diagram	p. C-2
C.2	View of Asian Garden: Illustrative	p. C-2
C.3	Publicly Accessible Open Space Calculations	p. C-2
C.3a	Publicly Accessible Open Space Diagram	p. C-2

C.4	Overall Landscape Plan Illustrative	p. C-3
C.5	Major Open Spaces Location Diagram	p. C-4
C.6	Garden Location Diagram	p. C-4
C.7	Campus Gateways Location Diagram	p. C-4
C.8	Connective Passageway Location Diagram	p. C-4
C.9	Campus Streets Diagram	p. C-4
C.10	Public vs. Private Paving Diagram	p. C-5
C.11	Planting Diagram	p. C-5
C.12	Lighting Character Diagram	p. C-5
C.13	Connective Spine Diagram	p. C-6
C.14	Spatial Character of Open Space Diagram	p. C-6
C.15	Spatial Division Diagram	p. C-7
C.16	Wrapper Tree Diagram	p. C-7
C.17	Focal Points Diagram	p. C-7
C.18	Christian Science Church Plaza, Boston, MA	p. C-8
C.19	Plaza Location Diagram	p. C-8
C.20	UCLA, Los Angeles, CA	p. C-8
C.21	Plaza Section A-A Looking North	p. C-8
C.22	Plaza Plan: Illustrative Example	p. C-9
C.22a	Plaza Section B-B Looking West	p. C-9
C.23	Plaza, Downtown San Francisco, CA	p. C-9
C.24	Plaza, Venice, Italy	p. C-9
C.25	Panhandle Park, San Francisco, CA	p. C-10
C.26	The Green Location Diagram	p. C-10
C.27	Union Square, San Francisco	p. C-10
C.28	University of Washington, Seattle	p. C-10
C.29	University of Washington, Seattle Green Section A-A Looking North	p. C-10
C.30	Green Plan: Illustrative Example	p. C-11
C.31	View of the Green 1 Looking South	p. C-11
C.32	The Courts Location Diagram	p. C-12
C.33	Courts Section A-A Looking North	p. C-12
C.34	New Albany Country Club, Ohio	p. C-12
C.35	Dolores Park, San Francisco	p. C-12
C.36	Courts Section B-B Looking West	p. C-12
C.37	Court Plan: Illustrative Example	p. C-13
C.38	The Courts Location Diagram	p. C-14
C.39	The Courts Plan: Illustrative Example	p. C-14
C.40		

C.41	Program Elements	p. C-14
C.42	Courts: Alternative 1	p. C-15
C.43	Courts: Alternative 2	p. C-15
C.44	Courts: Alternative 3	p. C-15
C.45	Courts: Alternative 4	p. C-15
C.46	Garden Criteria Matrix	p. C-16
C.47	Mediterranean Garden Plan: Illustrative Example	p. C-17
C.48	Possible Garden Location Diagram	p. C-17
C.49	Mediterranean Garden Section A-A: Illustrative Example	p. C-17
C.50	Garden, Rome, Italy	p. C-17
C.51	Bo Tree	p. C-18
C.52	Possible Garden Location Diagram	p. C-18
C.53	Bo Tree Garden Plan: Illustrative Example	p. C-18
C.54	Bo Tree Garden Section A-A: Illustrative Example	p. C-18
C.55	Coastal Garden Plan: Illustrative Example	p. C-19
C.56	Coastal Garden Section A-A: Illustrative Example	p. C-19
C.57	Possible Garden Location Diagram	p. C-19
C.58	Coastal Landscape	p. C-19
C.59	View of Asian Garden: Illustrative	p. C-20
C.60	Possible Garden Location Diagram	p. C-20
C.61	Asian Garden Plan: Illustrative Example	p. C-20
C.62	Asian Garden Section A-A: Illustrative Example	p. C-20
C.63	English Garden Plan: Illustrative Example	p. C-21
C.64	Possible Garden Location Diagram	p. C-21
C.65	English Garden Section A-A: Illustrative Example	p. C-21
C.66	Children's Play Area, Huntington, NY	p. C-21
C.67	Possible Garden Location Diagram	p. C-22
C.68	Medicinal Garden Plan: Illustrative Example	p. C-22
C.69	Medicinal Garden Section A-A: Illustrative Example	p. C-22
C.70	Medicinal Garden, Carmel Mission	p. C-22

List of Illustrations

C.71	Cloud Tree Garden Plan: Illustrative Example	p. C-23	C.97	South Commons Section A-A: Illustrative Example	p. C-33	D.2	Building Location Map	p. D-3	D.37	Parking Structure, San Francisco, CA	p. D-13
C.72	Cloud Tree Garden Section A-A: Illustrative Example	p. C-23	C.98	Owens Street Key Plan	p. C-34	D.3	Building Sites and Alignments Diagram	p. D-4	D.38	Primary Entrances Diagram	p. D-14
C.73	Possible Garden Location Diagram	p. C-23	C.99	Owens Street Section A-A: Illustrative Example	p. C-34	D.4	Simple Massing Diagram	p. D-5	D.39	Primary Entrances Massing Model	p. D-14
C.74	Courtyard, Rome, Italy	p. C-23	C.100	Owens Street Plan: Illustrative Example	p. C-34	D.5	Build-to Lines Diagram	p. D-5	D.40	View of Primary Entrance from the Garden: Illustrative	p. D-14
C.75	View of Plaza Entry from 3rd Street: East Gateway	p. C-24	C.101	16th Street Plan: Illustrative Example	p. C-35	D.6	Computer Rendered Site Model: View Looking North	p. D-5	D.41	Bank of America at California Street, San Francisco, CA	p. D-14
C.75a	Gateway Location Diagram	p. C-24	C.102	16th Street Key Plan	p. C-35	D.7	Building Heights and Sections	p. D-6	D.42	MOMA Addition by Carlos Jimenez, Houston, TX	p. D-14
C.76	North and South Gateway Location Diagram	p. C-24	C.103	16th Street Section A-A: Illustrative Example	p. C-35	D.8	Building Heights and Sections	p. D-6	D.43	Lab Building, Boston University	p. D-15
C.77	Plan of North Gateway: Illustrative Example	p. C-25	C.104	Pedestrian Street Location Diagram	p. C-36	D.9	Chiron, Emeryville, CA	p. D-8	D.44	Campus Building, University of Massachusetts	p. D-15
C.78	View from 16th Street	p. C-25	C.105	Vehicular Street Location Diagram	p. C-36	D.10	Union Bank at California Street, San Francisco, CA	p. D-8	D.45	View of Collegial Room for the Garden	p. D-15
C.79	Looking at the South Gateway	p. C-25	C.106	Pedestrian Street, University of Pennsylvania	p. C-36	D.11	Hastings Law School, San Francisco, CA	p. D-9	D.46	Recommended Collegial Rooms Location Diagram	p. D-15
C.80	Fifth Street Gateway Location Diagram	p. C-26	C.107	Vehicular Street, Beverly Hills	p. C-36	D.12	Office Building, San Francisco, CA	p. D-9	D.47	Collegial Rooms Massing Model	p. D-15
C.81	Fifth Street Gateway Plan: Illustrative Example	p. C-26	C.108	Fifth Street Section A-A: Illustrative Example	p. C-37	D.13	SF Art Institute, San Francisco, CA	p. D-9	D.48	Recommended Arcade Locations Diagram	p. D-16
C.82	Owens Street Gateway Plan	p. C-27	C.109	Fifth Street Key Plan	p. C-37	D.14	Gateway Facades	p. D-10	D.49	Arcade Locations Massing Model: Illustrative	p. D-16
C.83	Owens Street Gateway Location Diagram	p. C-27	C.110	Fifth Street Plan: Illustrative Example	p. C-37	D.15	Gateway Facades	p. D-10	D.50	View of Garden from Arcade	p. D-16
C.84	View of Connective Passageway from Block 20: Illustrative Example	p. C-28	C.111	13th Street West Key Plan	p. C-38	D.16	Gateway Facades	p. D-10	D.51	Chiron, Emeryville	p. D-16
C.85	Connective Passageway Plan	p. C-29	C.112	13th Street West Plan: Illustrative Example	p. C-38	D.17	Gateway, Yankey Laboratories, Boston, MA	p. D-10	D.51a	Bank of America at California Street, San Francisco, CA	p. D-16
C.85a	Mission at Spear Parking Garage, San Francisco, CA	p. C-29	C.113	13th Street West Section A-A: Illustrative Example	p. C-38	D.18	Major Open Space Facades Location Diagram	p. D-11	D.52	Bridge at M.I.T., Campus	p. D-17
C.86	Public Street Location Diagram	p. C-30	C.114	13th/15th Street East Section A-A: Illustrative Example	p. C-39	D.19	Major Open Space Facades Diagram	p. D-11	D.52a	Bridge at the Ice House, San Francisco, CA	p. D-17
C.87	Yale University, New Haven	p. C-30	C.115	13th/15th Street Key Plan	p. C-39	D.20	Major Open Space Facades Diagram	p. D-11	D.53	View of Connective Passageway from Bridge	p. D-17
C.88	Intersection of 16th & Owens Streets	p. C-30	C.116	13th/15th Street East Plan: Illustrative Example	p. C-39	D.21	Garden Facades Location Diagram	p. D-11	D.54	Connective Bridges Location Diagram	p. D-17
C.89	Third Street Plan: Illustrative Example	p. C-31	C.117	6th Street Key Plan	p. C-40	D.22	Garden Facades Location Diagram	p. D-11	D.55	Connective Bridges	p. D-17
C.90	Third Street Section A-A: Illustrative Example	p. C-31	C.118	6th Street Plan: Illustrative Example	p. C-40	D.23	Biogen, Cambridge, MA	p. D-11	D.56	Basic Roof Mass	p. D-18
C.91	Third Street Key Plan	p. C-31	C.119	6th Street Section A-A: Illustrative Example	p. C-40	D.24	Simple Geometric Form	p. D-12	D.57	Symmetrical Roof Massing	p. D-18
C.92	4th Street Key Plan	p. C-32	Section D Illustrations			D.25	Base	p. D-12	D.58	Asymmetrical Roof Massing	p. D-18
C.93	4th Street Plan: Illustrative Example	p. C-32	D.1	MOMA Addition, Houston	p. D-2	D.26	Arcade	p. D-12	D.59	Combined Roof Massing	p. D-18
C.94	4th Street Section A-A: Illustrative Example	p. C-32	D.1a	Children's Hospital, Boston, MA	p. D-2	D.27	Children's Hospital Institute, Boston, MA	p. D-12	D.60	Cubic Combined Roof Massing	p. D-19
C.95	The Commons Plan: Illustrative Example	p. C-33	D.1b	Site Summary Matrix	p. D-3	D.28	101 California Plaza, San Francisco, CA	p. D-12	D.61	Conical Symmetrical Roof Massing	p. D-19
C.96	South Commons Key Plan	p. C-33				D.29	Openings	p. D-13	D.62	Conical Combined Roof Massing	p. D-19
						D.30	Screening	p. D-13	D.63	Rooftop Types Diagram	p. D-20
						D.31	JFK Library, Boston, MA	p. D-13	D.64	Combined Pyramidal Roof Massing	p. D-20
						D.32	MIT Campus, Cambridge, MA	p. D-13	D.65	Building Sections: Typical	p. D-21
						D.33	Cornice	p. D-13			
						D.34	Stair Towers	p. D-13			
						D.35	Hastings Law School, San Francisco, CA	p. D-13			
						D.36					

Summary of Campus Site Conditions, Covenants and Restrictions (CC&R's)

The following is a brief summary of the Design Standards and Design Guidelines contained in the Conditions, Covenants and Restrictions (CC&Rs), which govern development at the UCSF Mission Bay campus site. The full CC&Rs contain additional detail, and are part of the Agreement for Contribution of Real Property between The Regents and Catellus Development Corporation.

Design Standards

- **Screening.** Mechanical equipment, loading docks, transformers and refuse collection areas shall be screened from public view.
- **Utility Undergrounding.** All permanent utilities shall be placed underground.
- **View Corridors.** No building or portion thereof shall block a view corridor, as defined by the vara block configuration.

Design Guidelines

- **Access.** The streets for the Campus Site shall conform to the Vara Block Easements.
- **Open Space.** At least eight acres of publicly-accessible outdoor open space shall be provided on the campus site.
- **Building Heights.** Buildings heights shall not exceed the following: 70% of Campus Site area up to 85' (excluding rooftop mechanical equipment), 20% up to 110', and 10% up to 160'.
- **Building Setbacks.** A 5' setback is required along 3rd Street, and a 20' setback is required along 16th and Owens Streets.

- **Signs.** Billboards, flashing signs, moving signs and roof signs are not permitted. No signs are permitted above the first 45 feet of building height.
- **Lighting.** Lighting shall be designed to minimize off-site glare and spill lighting.
- **Perimeter Edge Definition.** Views to the China Basin Channel and the San Francisco Bay shall be emphasized through elements such as street walls and protection of the Vara Block Easements, and clear entries and edges shall be created along the perimeter of the Campus Site.
- **Building Form and Design.**
 - Extreme bulk and massive appearance shall be reduced by appropriate design devices such as massing modulation, and variations of facade planes and other surfaces.
 - Homogenous and unrelieved appearance shall be avoided through surface articulation, and through the use of multiple materials and colors.
 - Major building entries accessible from the street and from parking areas shall be articulated and clearly indicated.
 - Entries shall be designed so that they are appropriate to the function of the building.
 - The size, materials and design elements of a building shall reflect a building's function.
 - Building mass, scale, proportion and the location of uses and setbacks for each development site shall be respectful of adjacent uses.
- **Parking Requirements.** Parking for the Campus Site shall not exceed the maximum ratio provided for Mission Bay in the UCSF Long Range Development Plan.
- **Parking Structures**
 - Major parking structures generally shall be located at the campus site perimeter or along 4th Street.
 - Placement of parking structures shall be broken up so that they are interspersed with buildings, open space and landscaping, and do not create a monotonous visual effect on any single street.
 - Parking will be designed with the same care as the buildings that they serve and compatible colors and materials shall be encouraged.
 - Appropriate design devices such as facade articulation and landscape elements shall be used to buffer views of parking structures.
 - Lighting shall be designed for vehicular and personal safety with a minimum of light spillage on adjacent uses.
- **Landscaping.** The campus site shall be aesthetically and suitably landscaped.