Long Range Development Plan (LRDP)

Community Advisory Group Meeting #45

March 28, 2013
Agenda

• Proposed Physical Options for Mount Zion Campus
  – CAG Discussion
  – Public Comment

• Proposed Physical Options for Mission Center Building
  – CAG Discussion
  – Public Comment
MOUNT ZION
SITE INFORMATION + CONTEXT
General Information

- 7.58 acres owned on six contiguous city blocks
- 821,600 gross square feet (gsf) of program space (776,300 owned and 45,300 leased)
- Over 1,800 employees
- Home to UCSF Medical Center at Mount Zion, Helen Diller Family Comprehensive Cancer Center, Women’s Health Center, Osher Center for Integrative Medicine and other programs
- Outpatient programs currently generate approximately 318,000 annual and 1,274 daily visits
- Until 2015, home to 90 inpatient beds with an average daily census of 50 beds
Medical Center Plans

• Close inpatient care February 1, 2015 and repurpose the hospital as an ambulatory care center

• The operating room will continue to serve as an ambulatory surgery center

• Approximately 54,000 gross square feet will be released by moves to Mission Bay

• This vacated space will be backfilled with cancer program growth, expansion of outpatient services including endoscopy, infusion, clinics and other diagnostic and treatment services and by related offices and other support
Future Transit Accessibility

Nearest transit stops
Shortest pedestrian routes from transit
Future transit improvements along Geary Blvd will increase accessibility
Maximum Height Zones

Focus for Capacity Analysis
MOUNT ZION

URBAN DESIGN ANALYSIS AND RECOMMENDATIONS
Public Realm Opportunities + Constraints

ACTIVE EDGE

ENTRY ZONE

existing fence

loading zone constraint

setback opportunity

LANDSCAPE EDGE

DEVELOPMENT OPPORTUNITY AREA
New Mid-Block Usable Open Space & Pedestrian Connections
Potential Public Realm Improvements associated with Mount Zion Building Project
MOUNT ZION

PHYSICAL OPTIONS
Planning Assumptions

- 84,750 gsf in Hellman (C), Brunn (E) and Dialysis (G) buildings are proposed for demolition
  - Hellman and Brunn are seismically poor
  - Occupants of Hellman will be absorbed in Buildings A and B
- Projected outpatient growth (including approximately 90 new exam rooms) through 2035 should be accommodated to the extent possible
- Goal is to be able to accommodate some programs relocated from Parnassus Heights
- Need for a new childcare center, possibly including replacement space from Laurel Heights
- It may be desirable to consolidate space leased by UCSF in the vicinity into UCSF owned space
- There is a desire for new usable open space on the main block along with through-block pedestrian access
- Additional parking will be needed to support future outpatient growth, either on the main block or nearby
Program Assumptions

- Outpatient growth projections through 2035: 75,500 gsf
- Brunn/Dialysis occupants, childcare or on-site lease consolidation: 60,000 gsf
- Programs relocated from Parnassus Heights: 121,800 gsf
- **Total New Program**: 257,300 gsf

Notes:
- Development Opportunity Area net new program represents 21% increase over total existing program in UCSF owned and leased buildings at Mount Zion
Additional Objectives

Urban design recommendations seek to:

• Arrivals: meet the needs of increased arrivals to ambulatory care center – patient centered, accessible, convenient and safe
• Experience: focus on security, clarity, comfort, nature, privacy
• Site Context: connect to local activity, respect neighbors, improve immediate context
• Use Program: meet needs for growth and relocation

Transportation & parking recommendations seek to:

• Recognize and promote the excellent proximity to multiple local and citywide Muni and UCSF shuttle routes
• Transform pedestrian routes to recognize new demands and increased numbers of pedestrians through the day
• Work to meet campus-wide parking needs while recognizing City transit and campus parking policies.
Option A1
Compliant w/height + bulk, no on-site parking

Projected Program: 257,300 sf
Total New: 175,000 sf
Difference: 82,300 sf

Physical Design Options

NEW OPEN SPACE IN MIDDLE OF MAIN BLOCK

MID-BLOCK PEDESTRIAN CONNECTION

105'
8 flrs @ 13'/flr

65'
5 flrs @ 13'/flr

40'
3 flrs @ 13'/flr

18' SETBACK ALONG POST STREET

POST STREET
CURTIS STREET
DIVISADERO STREET
SCOTT STREET

100'
90'
20'
Option A2
Compliant w/ height + bulk, above-grade parking

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<tr>
<th>Description</th>
<th>Quantity</th>
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<tr>
<td>Projected Program</td>
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<tr>
<td>Total New</td>
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<td>Difference</td>
<td>125,300 sf</td>
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<tr>
<td>Parking</td>
<td></td>
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<tr>
<td>Garage Area</td>
<td>60,000 sf</td>
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<tr>
<td>Spaces</td>
<td>185</td>
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**Above-Grade Parking**

- Physical Design Options
  - 8 flrs @ 13'/flr
  - 5 flrs @ 13'/flr
  - 3 flrs @ 13'/flr
  - 18' Setback Along Post Street
  - 105' 120' 90' 65' 40' 20' 100'
Option A3
Compliant w/height + bulk, below-grade parking

<table>
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<th>Category</th>
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<td>Difference</td>
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Parking
- Garage Area: 60,000 sf
- Spaces: 185

**BETWEEN-GRADING PARKING**

Diagram:
- 105’
  - 8 flrs @ 13’/flr
- 65’
  - 5 flrs @ 13’/flr
- 40’
  - 3 flrs @ 13’/flr
- -20’
  - 2 flrs @ 10’/flr
Option B1
Full program massing, no on-site parking

Projected Program 257,300 sf
Total New 257,300 sf
Difference 0 sf

Physical Design Options

10’ STEPBACK ALONG SCOTT STREET
65’
5 flrs @ 13’/flr

105’
8 flrs @ 13’/flr

18’ SETBACK ALONG POST STREET
20’ STEPBACK ALONG SUTTER STREET
20’
Option B2
Equivalent massing to Option B1 including above-grade parking

Projected Program  257,300 sf
Total New          213,000 sf
Difference         44,300 sf

Parking Garage Area 60,000 sf
Spaces               185
Option B3
Full program massing, below-grade parking

Projected Program 257,300 sf
Total New 257,300 sf
Difference 0 sf

Parking
Garage Area 60,000 sf
Spaces 185

BLOW-GRADE PARKING
Public Realm Improvements

INTERIOR PASSAGE THROUGH BUILDING

IMPROVED STREETSCAPE & LANDSCAPE ASSOCIATED W/ NEW BUILDING
<table>
<thead>
<tr>
<th>Time</th>
<th>Option A</th>
<th>Option B</th>
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<td>10 a.m.</td>
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Shadow Study: Physical Options Comparison (March/Sept 21)
MOUNT ZION
TRANSPORTATION ASSESSMENT
Existing Travel

- Daily population: 4,520 employees/patients/visitors
- Approximately 4,730 person trips each way to/from the Mount Zion campus site on a daily basis
- 70% of the Mount Zion population use modes of transportation other than single-occupancy vehicles
- 10% of the population walk or bike to the campus
Existing Parking Conditions

- Parking at UCSF facilities is prioritized for patients and essential healthcare providers

- Parking demand is very price sensitive:
  - Not everyone is willing to pay the parking rates at off-street facilities ($6 to $12 per hour; $15 to $60 daily)
  - An average of 45% of the UCSF employees who drive park on the street and walk an average of 4½ blocks to their destination

- UCSF controls approximately 450 parking spaces in four UCSF owned facilities, a parking supply ratio of 0.55 spaces per 1,000 GSF
### Existing UCSF and Public Parking Facilities

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>SPACES</th>
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<tr>
<td>2655 Bush St Garage</td>
<td>20</td>
</tr>
<tr>
<td>2420 Sutter St Garage (Owned)</td>
<td>228</td>
</tr>
<tr>
<td>1701 Divisadero Garage (Owned)</td>
<td>156</td>
</tr>
<tr>
<td>Scott/Bush Lot (Owned)</td>
<td>21</td>
</tr>
<tr>
<td>2300 Sutter St Garage</td>
<td>50</td>
</tr>
<tr>
<td>1635 Divisadero Garage</td>
<td>137</td>
</tr>
<tr>
<td>2355 Post St Lot</td>
<td>35</td>
</tr>
<tr>
<td><strong>2325 Post St Garage/Osher (Owned)</strong></td>
<td>49</td>
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<tr>
<td>2238 Geary Blvd Garage</td>
<td>370</td>
</tr>
<tr>
<td>2186 Geary Blvd Lot</td>
<td>70</td>
</tr>
<tr>
<td>2120 Geary Blvd Lot</td>
<td>30</td>
</tr>
<tr>
<td>1515 Scott Lot</td>
<td>35</td>
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**UCSF Owned Spaces: 454**
Existing Parking Demand

- **Existing estimated peak parking demand:**
  - At off-street parking facilities: 700 spaces
  - On the street: 300 spaces
  - Total: 1,000 spaces

- The existing total parking demand ratio is 1.22 parking spaces per 1,000 GSF

- The SF Planning Code (if applicable) would require a minimum average supply of 1.95 off-street parking spaces per 1,000 GSF
Existing and Future Parking Demand

- **Options A1 & A3**
  - Existing: 1,000
  - Increased: 230 (23%)

- **Option A2**
  - Existing: 1,000
  - Increased: 170 (17%)

- **Options B1 & B3**
  - Existing: 1,000
  - Increased: 340 (34%)

- **Option B2**
  - Existing: 1,000
  - Increased: 280 (28%)
Additional Parking Demand by Option

- Options A1 & A3: 230 spaces, +23%
- Option A2: 170 spaces, +17%
- Options B1 & B3: 340 spaces, +34%
- Option B2: 280 spaces, +28%
Future Parking Demand

- The majority of the future parking demand will be needed to support the growth in outpatient programs.

- The number of additional spaces needed range between 170 (Option A2) to 340 (Options B1 and B3).

- Future increases in parking demand would have to be absorbed primarily by off-street parking facilities either on the site or elsewhere.

- About 130 existing off-street parking spaces are available to accommodate future parking demand.

- On-street parking supply will not increase; it will remain at current levels or could decrease as part of SFpark or similar program.

- The parking supply ratio of only UCSF owned facilities would range between 0.46 (Option B1) to 0.74 (Option A2) as compared to the current ratio of 0.55 space/1,000 GSF.
Future Parking Demand

<table>
<thead>
<tr>
<th>Option</th>
<th>Nearby</th>
<th>On-site</th>
<th>Deficit</th>
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<tr>
<td>A1</td>
<td>130</td>
<td>170</td>
<td>100</td>
</tr>
<tr>
<td>A2</td>
<td></td>
<td></td>
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<tr>
<td>A3</td>
<td>185</td>
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<td></td>
</tr>
<tr>
<td>B1</td>
<td></td>
<td></td>
<td>210</td>
</tr>
<tr>
<td>B2</td>
<td>185</td>
<td></td>
<td></td>
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<tr>
<td>B3</td>
<td>185</td>
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<td>25</td>
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Number of Parking Spaces
MOUNT ZION

CAG DISCUSSION
MISSION CENTER
SITE INFORMATION + CONTEXT
General Information

- 3.06 acre site
- 291,000 gross square feet in single six-story building
- Approximately 800 employees
- Home to Campus Police, Documents, Media & Mail, Information Technology Services, FAS Finance Service Center, Controller’s Office and other administrative units
MISSION CENTER
URBAN DESIGN ANALYSIS AND RECOMMENDATIONS
Existing Mission Center Building
Existing
291,000 sf

Surface Parking
0.71/1000sf Spaces
207
Mission Center Building
MISSION CENTER

PHYSICAL OPTIONS
Planning Assumptions

• Mission Center Building will remain
• No changes in uses are currently planned
• No development to accommodate programs from other campus sites is currently anticipated
• Determine the maximum capacity of a new building on the site should UCSF decide to add a building at Mission Center
• Should UCSF decide to build another building on the site, a parking structure will be required to provide parking at a ratio of 0.75 spaces/1,000 gsf
• Should this additional building be developed, the existing outdoor plaza will be preserved and additional open space will be provided
Additional Objectives

Urban design recommendations seek to:

- Arrivals: meet the needs of increased arrivals to potential new uses on site
- Experience: improve the pedestrian experience around and through the site
- Site Context: connect to local activity, respect neighbors, improve immediate context
- Use Program: define capacity for future growth and possible relocation of departments

Transportation & parking recommendations seek to:

- Recognize and promote the proximity to BART, Muni and UCSF shuttle routes
- Identify and enhance existing pedestrian routes to recognize increased numbers of pedestrians through the day
- Consider implications for parking needs while recognizing the City’s Transit First Policy and upcoming Northeast Mission Parking Management Proposal
Option A

Building
Existing 291,000 sf
New 100,000 sf
Total 391,000 sf

Parking
Spaces (.75 spaces/1000sf) 294
Garage Area 95,550 sf

55' Building
ground fl @ 16'
3 fls @ 13'/fl
100,000 sf

44' Garage
5 fls @ 10'/fl + 4' Parapet
294 spaces

72'
Option A
Design Considerations

- Keep existing loading & transformer facilities
- Separate garage allows phasing
- Keep existing open space
- New open space along 15th
- Active space @ entire ground floor
Option A
Parking Access

- Mission Center Building
- Parking Garage
- New Building
- Open Space
- Shuttle Route

Legend:
- Vehicular Entrance
- Pedestrian Entrance
- Loading Dock
- Shuttle Route
Option B

Building
Existing  291,000 sf
New  106,000 sf
Total  397,000 sf

Parking
Spaces (.75 spaces/1000sf)  298
Garage Area  96,850 sf
Option B
Design Considerations

- Keep existing loading & transformer facilities
- Open space above garage
- Keep existing open space
- Active space @ ground floor along 15th
- Active space @ ground floor along Harrison
Option A @ 72 Feet

**Building**
- Existing: 291,000 sf
- New: 152,000 sf
- Total: 443,000 sf

**Parking**
- Spaces (.75 spaces/1000sf): 332
- Garage Area: 107,900 sf

**Dimensions**
- 72’ Building
- 44’ Garage
  - 5 flrs @ 10’/flr + 4’ Parapet
  - 332 spaces
- 72’ Building
  - 6 flrs @ 12’/flr
  - 152,000 sf
Option B @ 72 Feet

Building
Existing  291,000 sf
New      188,550 sf
Total    479,550 sf

Parking
Spaces (.75 spaces/1000sf)  360
Garage Area               117,000 sf

72' Building
6 flrs @ 12'/flr
188,500 sf

30' Garage
3 flrs @ 10'/flr
360 spaces

72'
Displaced Parking at San Francisco General Hospital

A proposed new UCSF building on the B/C Lot at SFGH will displace 158 parking spaces. Assuming all of these were to be accommodated at Mission Center in a new garage, any or all of the following modifications to Option A could be considered:

- Enlarge the garage footprint
- Build additional garage floors
- Reduce the size of the program building

The garage would have to be phased so that it could be expanded at a later date.
Shadow Study: Physical Options Comparison @ 55’
March/September 21

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<th>04 p.m.</th>
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<td>OPTION B 03-21/09-21</td>
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### Shadow Study:
**Physical Options Comparison @ 72’**
March/September 21

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MISSION CENTER

Access + Transportation
Mission Center
Average Weekday PM Peak Hour Private Vehicle Trips

Vehicle Trips

Option A @ 55 feet
- Existing (Estimated): 51 Vehicle Trips
- Net New Vehicle Trips: 126 Vehicle Trips

Option B @ 72 feet
- Existing (Estimated): 126 Vehicle Trips
- Net New Vehicle Trips: 112 Vehicle Trips

+40% for Option A
+90% for Option B
Mission Center
Daily Existing and Net New Person Trips

Option A @ 55 feet
- Existing Auto Person Trips: 700
- Net-New Auto Person Trips: 620
- Existing Non-Auto Person Trips: 323
- Net-New Non-Auto Person Trips: 805

Option B @ 72 feet
- Existing Auto Person Trips: 700
- Net-New Auto Person Trips: 1,106
- Existing Non-Auto Person Trips: 672
- Net-New Non-Auto Person Trips: 805

+60% for Option B compared to Option A

+120% for Option B compared to Option A
Parking Ratio

• The current parking ratio is 0.75 space/1,000 gsf (207 parking spaces/291,000 gsf)

• The maximum ratio for the site per the Eastern Neighborhoods Plan is 1 space/1,000 gsf, if we assume adjacent zoning

• The proposed ratio for all options is 0.75 /1,000 gsf
A single point of access on Harrison Street was evaluated and determined to perform effectively.
MISSION CENTER
CAG DISCUSSION