Proposed Draft LRDP Planning Principles

• Overarching Principles
  – Community Consultation
  – Community Notification
  – Cushioning of Impacts
  – “Fair Share” Funding
  – Community Involvement Mechanism

• Amenities And Services/Public Safety

• Building And Public Realm Design

• Community

• Economic Improvement

• Environmental Planning And Safety

• Housing

• Land Use

• Sustainability

• Transportation
# Overall LRDP Planning Process

<table>
<thead>
<tr>
<th>Year</th>
<th>Step</th>
<th>Description</th>
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<tbody>
<tr>
<td>2011</td>
<td>LRDP OVERSIGHT COMMITTEE (Monthly Meetings Throughout)</td>
<td>Background Data Discussion, Options Analysis, Refinement/Further Analysis, Review of Draft &amp; Final LRDP &amp; EIR</td>
</tr>
<tr>
<td>2012</td>
<td>ANALYZE PHYSICAL OPTIONS FOR MEETING SPACE NEEDS</td>
<td>Develop Preferred Plan and Prepare Draft LRDP</td>
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<td>2013</td>
<td>QUANTIFICATION OF 2035 SPACE NEEDS</td>
<td>Prepare Draft EIR, Publish Draft EIR</td>
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<td>2014</td>
<td>EIR Scoping Meeting</td>
<td>Prepare Final LRDP, Publish Final LRDP, Regents Approval</td>
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<td>2015</td>
<td>COMMUNITY ADVISORY GROUP (meetings throughout)</td>
<td>Joint Oversight/CAG Delegation meetings, Community Workshops</td>
</tr>
<tr>
<td>2016</td>
<td></td>
<td>Regents EIR Certification</td>
</tr>
</tbody>
</table>

Public Comment:
- Initial Study
- Prepare Draft EIR
- EIR Scoping Meeting
- Public Hearing
- Prepare Final EIR
- Publish Final EIR

Other meetings:
- Joint Oversight/CAG Delegation meetings
- Community Workshops
LRDP Schedule for Public Outreach

- **October 2012**: Begin LRDP community workshops on proposed physical options
  - October 10: Parnassus Heights
  - October 25: Mission Bay

- **May 2013**: Complete LRDP community workshops for all major campus sites

- **July 2013**: EIR Scoping Meeting

- **April 2014**: Publish Draft LRDP and EIR (45-day public comment period)

- **November 2014**: Publish Final EIR and present to UC Regents for approval
LRDP Planning for UCSF Sites

Parnassus Heights
• Subject of tonight’s presentation

Mission Bay
• Evaluating an increase in development entitlement based on potential traffic impacts and mitigation

Laurel Heights
• Evaluating alternatives for the disposition and/or development of site

Mount Zion, Mission Center and SFGH
• Evaluating new buildings and additional parking to address seismic requirements and support potential growth
UCSF Long-Term Needs at Parnassus

- Must address seismically “poor” buildings:
  - Clinical Sciences (retrofit and renovation)
  - UC Hall (retrofit and renovation or possibly demolition)
  - 374 Parnassus Avenue (demolition)
  - 735 Parnassus Avenue (demolition)
- Must replace Moffitt Hospital on the LPPI site by 2030 to meet more stringent seismic standards for inpatient facilities (approximately 160 beds, 331,500 gsf)
- Strategically renovate existing space to support research, clinical and teaching activities
- Additional outpatient space (estimated up to 54,000 gsf) and off-hours utilization in existing buildings
- Campus life and public realm improvements are desired, including open space enhancements
LRDP Assumptions for Parnassus

- LRDP Planning Horizon of Year 2035
- Must reduce space to move toward compliance with the space ceiling
- Must minimize further Average Daily Population increases
- Must address traffic and other impacts that have resulted from UCSF’s growth in space and population
- Mount Sutro Open Space Reserve will remain
- Must develop a plan that supports UCSF’s mission, takes into account the physical condition of its buildings and is financially feasible
- Due to the long-term horizon of a 2035 LRDP and uncertainties about potential funding in the future, LRDP proposals must be flexible and may not all be implemented within this timeframe
Space Ceiling Changes Over Time

Percent Over Parnassus Heights Space Ceiling

- 1976 Space Ceiling
- 1996 LRDP Status: 3.8%
- 2012 Target: 1.8%
- 2012 Actual: 8.2%

Overage as of 1996
Space Ceiling Limit
Approach to Space Overage Reduction

• Reduction of the space ceiling overage could occur by demolishing buildings, or converting buildings to housing (housing does not count towards the ceiling, except Aldea)

• Campus buildings evaluated based on their relative:
  – Physical condition and need for investment
  – Investment cost to meet life safety and seismic codes vs. current replacement value (“Facilities Condition Index”)
  – Average annual maintenance and utility costs

• Buildings performing relatively well and representing significant investment assumed to continue with current occupancy
  – Long Hospital, Medical Sciences, Health Sciences East and West, Nursing, Dentistry, Library, Central Plant, Parnassus Services, Regeneration Medicine

• Existing housing and child care assumed to remain, except three older Aldea buildings to be demolished by 2024
Approach to Space Overage Reduction (continued)

- **Seismic retrofit planning for CSB and UC Hall underway**
  - UC Hall studied in 2011-12 for potential reuse with 3 floors of housing and 3 floors of offices
  - Potential conversion of UC Hall to all housing, and possible demolition now also being studied

- **Buildings planned for demolition**
  - 374 Parnassus, 735 Parnassus, Medical Research IV, Radiobiology, Surge, Woods, Proctor (UC Hall Reuse “cushioning actions”)
  - LPPI (site of Moffitt Replacement Hospital)

- **New Proposals**
  - Convert all of UC Hall to housing, or demolish
  - Reduce size of Moffitt Replacement Hospital
  - Convert Millberry Towers to housing
  - Demolish Koret and EH&S
Multi-Pronged Strategy for Parnassus

• Must reduce space by a meaningful amount that moves toward compliance with the space ceiling
• Must minimize further increases in the average daily population
• Must address traffic and other impacts on the community that have resulted from our growth in space and population
• Must develop a plan that is financially feasible to UCSF and acceptable to the community
Scope of Consultant Work

- **Perkins + Will (Urban Design)**
  - Develop physical options for five major campus sites, including capacity analyses for potential new building sites and open space areas
  - For Parnassus this includes:
    - Reducing the space ceiling overage
    - Options for improving the public realm

- **Fehr & Peers and Adavant (Transportation)**
  - Calculate travel, parking and loading demand of options
  - Identify and assess potential mitigation / “cushioning actions”

- **Nelson\Nygaard (Shuttle Operations)**
  - Assess existing shuttle operations
  - Advise on best ways to meet future shuttle needs
### Potential Space Ceiling Changes

<table>
<thead>
<tr>
<th></th>
<th>Change in GSF</th>
<th>Cumulative GSF</th>
<th>Overage GSF</th>
<th>Overage %*</th>
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</thead>
<tbody>
<tr>
<td><strong>2012 ACTUAL</strong></td>
<td></td>
<td>3,840,000</td>
<td>290,000</td>
<td>8.2%</td>
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<tr>
<td><strong>UCH REUSE PROPOSAL (OFFICE/HOUSING) AND CUSHIONING ACTIONS</strong></td>
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<tr>
<td>Convert UCH to 3 floors office/3 floors housing</td>
<td>(79,100)</td>
<td>3,760,900</td>
<td>210,900</td>
<td>5.9%</td>
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<tr>
<td>UCH Cushioning Actions (Demo 7 small buildings)</td>
<td>(64,600)</td>
<td>3,696,300</td>
<td>146,300</td>
<td>4.1%</td>
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<tr>
<td><strong>MOFFITT HOSPITAL REPLACEMENT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Demolish LPPI</td>
<td>(111,600)</td>
<td>3,584,700</td>
<td>34,700</td>
<td>1.0%</td>
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<tr>
<td>Build Moffitt Hospital Replacement at 331,500 gsf</td>
<td>331,500</td>
<td>3,916,200</td>
<td>366,200</td>
<td>10.3%</td>
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<tr>
<td><strong>POTENTIAL NEW SPACE REDUCTION ACTIONS</strong></td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>Reduce Hospital Replacement size by 26,500 gsf</td>
<td>(26,500)</td>
<td>3,889,700</td>
<td>339,700</td>
<td>9.6%</td>
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<td>Convert UCH office floors to housing (or demo UCH)</td>
<td>(67,800)</td>
<td>3,821,900</td>
<td>271,900</td>
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<tr>
<td>Convert Millberry Towers to housing</td>
<td>(46,000)</td>
<td>3,775,900</td>
<td>225,900</td>
<td>6.4%</td>
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<tr>
<td>Demolish Koret</td>
<td>(40,000)</td>
<td>3,735,900</td>
<td>185,900</td>
<td>5.2%</td>
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<td>Demolish EH&amp;S</td>
<td>(6,200)</td>
<td>3,729,700</td>
<td>179,700</td>
<td>5.1%</td>
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<tr>
<td><strong>DEMOLISH OLDER RENOVATED ALDEA BUILDINGS</strong></td>
<td>(23,400)</td>
<td>3,706,300</td>
<td>156,300</td>
<td>4.4%</td>
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*Over 1976 Space Ceiling of 3,550,000 gsf*