Agenda

- Welcome, Introductions, Agenda Overview, and Review of Last Meeting
- March Open House
- Revised Community Ideas
  - Community Working Group Discussion
- Preferred Alternative
  - Community Working Group Discussion
- Public Comment
- Next Steps
Review of Last Meeting
Review of Last Meeting

Meeting Topics

- Summary of Community Ideas
- Preferred Alternative
- Environmental Review
March Open House
Summary of Community Open House Comments
March 20, 2019

Major comments received (flip charts and comment cards) from the five comment stations during the Community Open House:

• Academic and Research Commons
• North Side Gateway
• Clinical East End
• West Side and Aldea
• Service Corridor
Academic + Research Commons

- Ensure adequate security for all open areas.
- Mitigate wind tunnel effects to provide a more pleasant pedestrian experience.
- Create a place that sparks conversations and collaborations among the campus community.
- Ensure that all public areas are welcoming and inviting.
- Design buildings to be flexible and adaptable to increase their longevity.
- Consider providing community wellness, such as a restorative yoga program for patients, staff and community members at Parnassus.
North Side Gateway

• Improve accessibility, possibly by use of an escalator.
• Be creative in the design of escalators and elevators in the spirit of those in use in Lisbon, Istanbul and Perugia.
• Consider the skybridge as a positive, practical, aesthetic and community-joining element.
• Establish more connections to reinforce the park-to-peak concept.
• Improve wayfinding by clearly identifying public entryways.
North Side Gateway (continued)

- Minimize and/or eliminate the use of commercial vehicles on Parnassus Avenue; limit their access to the service corridor.
- Provide below-grade connections underneath Parnassus Avenue where feasible.
- Work with the City to improve vehicular circulation.
- Provide active uses along pedestrian routes on the ground level as well as on the upper floors of buildings, especially along the skybridge.
Clinical East End

- Increase the number of patient beds.
- Respect the size and scale of surrounding neighborhoods.
- Provide shuttles for patients at Irving.
- Design the top floor of the parking structure as a park, like the Transbay Terminal.
- Keep San Francisco’s history and art in mind when designing this area.
- Consider the challenges of existing topography when formulating an effective wayfinding system.
- Use color and consistent signage to establish a distinctive USCF wayfinding system.
Clinical East End (continued)

- Provide weather protection for people using new or renovated outdoor spaces.
- Ensure that night-time lighting does not impact neighbors.
- Consider locating the emergency room entrance and patient drop-off areas toward the center of campus.
- Include shelters for shuttle riders.
- Provide signage to direct traffic in and around campus.
- Create an additional garage access point at Hillway and Carl.
West Side & Aldea

• Consider providing both single-person and family housing at Aldea.

• Consider providing a “corner store” for residents of Aldea.

• Protect and preserve the redwood trees at the corner of Parnassus Avenue and Fourth Avenue.

• Allow for the direct experience of nature.
West Side & Aldea (continued)

- Increase fire safety measures.
- Consider the Stanyan/Parnassus intersection as a side door to the campus.
- Coordinate maintenance and improvements with the City.
- Coordinate transit access with MTA.
- Take advantage of site topography to minimize the visual effect of taller buildings.
- Notify neighbors of pending development and construction plans.
Service Corridor

- Ensure pedestrian access during construction.
- Provide fire truck access.
- Incorporate native landscaping elements.
- Ensure north-south pedestrian connection.
- Ensure service corridor enhances/supports “park-to-peak” concept.
- Provide weather protection, included covered walkways, for people using the service corridor.
- Provide a waiting area for trucks; discourage idling in the service corridor.
- Minimize and/or eliminate the use of delivery vehicles at Parnassus; direct patient arrivals to Medical Center Way.
Revised Community Ideas
## Summary of Community Ideas

### Working Draft

<table>
<thead>
<tr>
<th>Community Ideas Overview – Major Categories</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Housing</td>
</tr>
<tr>
<td>2 Campus Design</td>
</tr>
<tr>
<td>3 Connectivity with Nature</td>
</tr>
<tr>
<td>4 Multi-Modal Mobility</td>
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<tr>
<td>5 Public Realm</td>
</tr>
<tr>
<td>6 Programs and Amenities that Benefit the Neighborhood</td>
</tr>
</tbody>
</table>
## 1. Housing

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td><strong>1.1</strong></td>
<td>Allow for a range of creative housing options on campus that meet the needs of students, trainees, faculty, and staff.</td>
</tr>
<tr>
<td><strong>1.2</strong></td>
<td>Allow for safe and convenient housing for patients and their families through on-campus and off-campus opportunities.</td>
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<tr>
<td><strong>1.3</strong></td>
<td>Avoid displacement of existing residential units or individuals who could be displaced by converting existing housing to other uses.</td>
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<tr>
<td><strong>1.4</strong></td>
<td>Minimize impacts of additional housing on traffic and other infrastructure.</td>
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<tr>
<td><strong>1.5</strong></td>
<td>Be a supportive partner with the City in promoting policy change to encourage more housing in concert with the community and its values.</td>
</tr>
<tr>
<td><strong>1.6</strong></td>
<td>Create as much housing as possible.</td>
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</tbody>
</table>
# Summary of Community Ideas

## Working Draft

<table>
<thead>
<tr>
<th>2. Campus Design</th>
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<tbody>
<tr>
<td>2.1</td>
<td>Create a welcoming environment and a framework to the overall site design that helps make it comprehensible.</td>
</tr>
<tr>
<td>2.2</td>
<td>Take advantage of the topography of the site.</td>
</tr>
<tr>
<td>2.3</td>
<td>Provide open spaces and opportunities for social gatherings throughout the campus.</td>
</tr>
<tr>
<td>2.4</td>
<td>Mitigate weather and other effects of the site topography.</td>
</tr>
<tr>
<td>2.5</td>
<td>Make the Parnassus Heights campus easy to navigate through clear and attractive signage and wayfinding methods.*</td>
</tr>
<tr>
<td>2.6</td>
<td>Ensure that aesthetics are a consideration throughout the campus.</td>
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*Moved from Programs and Amenities that Benefit the Neighborhood*
## Summary of Community Ideas

### 2. Campus Design

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<tr>
<td><strong>2.7</strong></td>
<td>Optimize solar access.</td>
</tr>
<tr>
<td><strong>2.8</strong></td>
<td>Establish the campus heart at Saunders Court.</td>
</tr>
<tr>
<td><strong>2.9</strong></td>
<td>Incorporate green design throughout the campus.**</td>
</tr>
<tr>
<td><strong>2.10</strong></td>
<td>Design buildings to be flexible and adaptable to increase their longevity.</td>
</tr>
<tr>
<td><strong>2.11</strong></td>
<td>Provide active uses along pedestrian routes on the ground level as well as on the upper floors of buildings, especially along the skybridge.</td>
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**Moved from Connectivity with Nature to Campus Design**
## Summary of Community Ideas

### Working Draft

### 2. Campus Design

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<tbody>
<tr>
<td>2.12</td>
<td>Ensure that the size and scale of buildings are compatible with the surrounding neighborhood.</td>
</tr>
<tr>
<td>2.13</td>
<td>Minimize the impact of campus lighting on the neighborhood.</td>
</tr>
<tr>
<td>2.14</td>
<td>Locate the emergency room entrance and patient drop-off areas toward the center of campus.</td>
</tr>
<tr>
<td>2.15</td>
<td>Notify neighbors of pending development and construction plans.</td>
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<tr>
<td>2.16</td>
<td>Allow for an increase in the number of patient beds.</td>
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## 3. Connectivity with Nature

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<table>
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<tr>
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<tbody>
<tr>
<td><strong>3.1</strong></td>
<td>Connect to open space opportunities such as Golden Gate Park and Mount Sutro.</td>
</tr>
<tr>
<td><strong>3.2</strong></td>
<td>Enhance access to open space within the campus, including to Mount Sutro.</td>
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<tr>
<td><strong>3.3</strong></td>
<td>Enhance landscaping to soften edges along streets and buildings.</td>
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<tr>
<td><strong>3.4</strong></td>
<td>Be cognizant in developing tall buildings against the hillside that may obscure views of the forest.</td>
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<tr>
<td><strong>3.5</strong></td>
<td>Consider thematic landscaping.</td>
</tr>
<tr>
<td><strong>3.6</strong></td>
<td>Encourage ecological and biological diversity.</td>
</tr>
<tr>
<td><strong>3.7</strong></td>
<td>Enhance fire safety.</td>
</tr>
</tbody>
</table>
## Summary of Community Ideas

**Working Draft**

### 4. Multi-Modal Mobility

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<table>
<thead>
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<tbody>
<tr>
<td>4.1</td>
<td>Manage vehicular trips to and from the Parnassus Heights campus.</td>
</tr>
<tr>
<td>4.2</td>
<td>Be welcoming and accessible for all modes.</td>
</tr>
<tr>
<td>4.3</td>
<td>Implement traffic management and calming measures.</td>
</tr>
<tr>
<td>4.4</td>
<td>Create a “pedestrian first” campus.</td>
</tr>
<tr>
<td>4.5</td>
<td>Keep current with new technology to enhance transportation options.</td>
</tr>
</tbody>
</table>
### 4. Multi-Modal Mobility

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<tbody>
<tr>
<td>4.6</td>
<td>Discourage traffic along Parnassus Avenue; shift some of the automobile traffic to Irving Street.</td>
</tr>
<tr>
<td>4.7</td>
<td>Create drop-off zones for Transportation Network Companies (TNCs) on Parnassus Avenue to make it safer for pedestrians and reduce conflicts between drop-offs/pickups and through traffic.</td>
</tr>
<tr>
<td>4.8</td>
<td>Create a service corridor to focus commercial deliveries and other operational connections.</td>
</tr>
</tbody>
</table>
### Summary of Community Ideas

#### Working Draft

#### 5. Public Realm

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
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<tbody>
<tr>
<td>5.1</td>
<td>Provide for an activated campus frontage along Irving Street that is welcoming and accessible to all modes, especially transit.</td>
</tr>
<tr>
<td>5.2</td>
<td>Improve the streetscape experience of Parnassus Avenue.</td>
</tr>
<tr>
<td>5.3</td>
<td>Strengthen physical connections to the neighborhood and Golden Gate Park attractions. Encourage the campus community to patronize the neighborhood commercial district.</td>
</tr>
<tr>
<td>5.4</td>
<td>Place exhibits, such as interpretive signage, in key locations to help communicate to visitors the history of the Parnassus Heights campus and the discoveries made there.</td>
</tr>
<tr>
<td>5.5</td>
<td>Ensure adequate security for all open areas.</td>
</tr>
</tbody>
</table>
## 6. Programs and Amenities that Benefit the Neighborhood

<table>
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<tr>
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<tbody>
<tr>
<td>6.1</td>
<td>Provide space on campus to house local non-profit organizations or community health and wellness services.</td>
</tr>
<tr>
<td>6.2</td>
<td>Create program and event spaces to bring people to campus to encourage evening and weekend activity.</td>
</tr>
<tr>
<td>6.3</td>
<td>Enhance retail, food and recreation opportunities for all campus residents and visitors, both on and off campus.</td>
</tr>
<tr>
<td>6.4</td>
<td>Enhance the relationship between the UCSF Police Department and the neighborhood.</td>
</tr>
<tr>
<td>6.5</td>
<td>Consistent with recent City efforts, identify and provide clean air and cooling refuges for the community during air quality events.</td>
</tr>
</tbody>
</table>
Community Working Group Discussion
Preferred Alternative
Comprehensive Parnassus Heights Plan (CPHP)

Community Working Group
April 25, 2019
AGENDA

CPHP | Preferred Alternative Key Issues

1. UC HALL – EXPLORING A NEW OPTION

2. EVOLVING APPROACH ON HOUSING
   • HOUSING AT ALDEA
   • WEST SIDE REDEVELOPMENT STRATEGY

3. URBAN DESIGN CHARACTERISTICS
UCSF is world-class university and the Parnassus campus deserves to be a world-class environment.

The CPHP attempts to address both these factors and challenges in a visionary and nimble way. Our goal has been to create an implementable plan, authored by the campus and community at large, that can serve as a road map for future development and an inspiration to all stakeholders.
01 UC HALL

EXPLORING OPTIONS
UC HALL | Current

- Occupies prominent site on Parnassus Ave
- Used as mixed dry space
- Façade has deteriorated
- Significant seismic upgrades required
- LRDP proposed conversion to housing after 2030
UC HALL | Exploring New Options

- Wet research has emerged as an acute need on campus – does not accommodate (low ceilings, narrow floorplates, lacks infrastructure)
- New cost estimate March 2019 shows very expensive to renovate
- Constrains opportunity sites, including new 4th Avenue gateway
- Housing can be better accommodated elsewhere with more units
UC HALL | Opportunities

- Opportunity site for world class facilities (education and research space)
- Better value for money
- Improves public realm, supports the east-west pedestrian campus connection

Exploring siting variations that achieve UCSF goals and an improved cost benefit

Opportunity for better transparency and campus public realm
02 Housing

Evolving Approach
COMPARISON | LRDP - CPHP

✓ CPHP = more units overall

LRDP 2014

Conversion of UC Hall and Millberry Union towers to housing, plus housing at Fifth/Parnassus Avenues and the Proctor site

Total net gain 329 units

CPHP

a) Aldea Family Housing

b) West Side Development

Total net gain estimate 708 units

Includes a patient family hotel (long-term stay - 64 beds)
West Side: student/trainee and workforce. Phasing and unit mix not defined.
ALDEA HOUSING
ALDEA HOUSING | Existing

- 172 one and two bedroom units
- Couples and families
- UCSF students and trainees
- 1 parking space per unit
- 3-Stories

1960’s

1990’s
**CPHP ALDEA HOUSING PROPOSAL**

- Replace older housing stock incrementally with new, larger buildings.
- Maintain same basic layout.
- Prioritize family housing.
- Estimated net growth: 332 units.
- Total 504 units.
URBAN FORM STUDIES

Conceptual designs
URBAN FORM STUDIES | View from Christopher Drive

Conceptual designs
URBAN FORM STUDIES | View from Clarendon & Johnstone

Conceptual designs
URBAN FORM STUDIES | View along Clarendon

Conceptual designs
The West Side

REDEVELOPMENT
NOTE: building forms are based on architectural massing, not actual designs.
WEST SIDE REDEVELOPMENT | General Uses

Exploring workforce housing – larger units with limited parking (est. 150 units)

Exploring student housing – smaller units, no parking (est. 226 units)

Future childcare (long-term)

Ancillary use (patient family lodging)

4th Avenue gateway

Conceptual designs
West Side Redevelopment | Study Model

- Opportunity for Terraces and Overlooks
- Opportunity for Pedestrian Connection

Conceptual designs

- Taller heights
- View corridors
- Transition in scale
- Landscape pedestrian connections
West Side Redevelopment | Study Model

5th and Kirkham

Conceptual designs
03 Urban Design
PARNASSUS HEIGHTS | Current
PARNASSUS HEIGHTS | Future

- View corridors
- Transition in scale
- Avoid blocking views
- Hospital site
Note: Heights include rooftop mechanical equipment.
Exploring taller buildings against hillside with directed view corridors.

Transition to neighborhood – Keep 5th Avenue houses

Keep similar in scale

New hospital height will be determined as part of the hospital planning process.
Community Working Group Discussion
Public Comment
Next Steps
Next Steps

- Final meeting date
  - Thursday, May 23, 2019
    Millberry Union
    6:30 p.m.

- Community Open House #3
  - Wednesday, June 12, 2019
    Millberry Union
    6:30 p.m.