**UCSF**

## Comprehensive Parnassus Heights Plan

# Initial Community Ideas Working Draft

### Revised – March 2019

# ACKNOWLEDGMENTS

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## I.  Introduction

The University of California San Francisco (UCSF) is re-envisioning its historic Parnassus Heights campus, home to its professional schools, a hospital and outpatient complex, and a robust and world-renowned research community. Since 1898, the Parnassus Heights campus has been the foundation for UCFS's advancements in discovery, teaching and patient care.  As UCSF devotes its attention to the Parnassus Heights campus, the aim is to re-imagine a campus that will continue to support the University's mission of advancing health locally and globally.

The re-examination of Parnassus Heights was sparked by two events: the need to replace the Moffitt Hospital to meet new seismic safety requirements established by the State of California and the need to reconfigure and modernize the campus' academic and research programs.  At the same time, this re-envisioning provides an opportunity to look more comprehensively at the entire campus to evaluate whether improvements can be made to building design and functionality, public spaces and pedestrian connectivity, as well as vehicular traffic flow for patients, faculty, staff, visitors and nearby residents and businesses.

To inform the planning and design process, UCSF sought input from community members to identify potential improvements that would further the community's goals for the physical environment in the neighborhoods surrounding the Parnassus Heights campus. The University established a Community Working Group (CWG) comprised of 21 members, representing neighborhood groups, city departments, public agencies, and other local stakeholders.  The first four meetings of the CWG involved presentations and discussions regarding the thematic topics of transportation/mobility, housing, open space, and the public realm.  In addition to the input from these conversations, UCSF conducted an online neighborhood survey, launched in July 2018, and held a Community Open House in November 2018. These public engagement activities solicited feedback on how community members currently use the campus and what changes they would like to see.

## II. Initial Community Ideas

As a synthesis of the work with the project team to date, the following are presented as a set of community planning and design ideas to be considered as the University refines a preferred campus concept.

### 1. Housing

1.1 **Allow for a range of creative housing options** on campus that meet the needs of students, trainees, faculty, and staff. Examples include dormitory-style, smaller size units, adaptive housing, and modular construction.

1.2 **Allow for safe and convenient housing for patients and their families** through on-campus and off-campus opportunities. UCSF could continue to serve as an information and referral resource.

1.3 **Avoid displacement of existing residential units or individuals who could be displaced by converting existing housing to other uses.** Continue the UCSF practice of not acquiring existing residential property for non-residential use. (note: The Regents' Resolution Regarding the Parnassus Heights Campus Site in the 2014 Long Range Development Plan prohibits UCSF from leasing private residential property not only contiguous with the campus site boundaries, but anywhere within the surrounding area bounded by Golden Gate Park, Oak Street, Ninth Avenue, Clayton Street, and Clarendon Avenue.)

1.4 **Minimize impacts of additional housing on traffic and other infrastructure.** Campus housing should be as pedestrian-friendly as possible; focus new housing on the main campus. Any expansion at Aldea should consider traffic impacts.

1.5 **Be a supportive partner with the City in promoting policy change to encourage more housing in concert with the community and its values.**

1.6 **Create as much housing as possible.**

### 2. Campus Design

2.1 **Create a welcoming environment and a framework to the overall site design that helps make it comprehensible.**

2.2 **Take advantage of the topography of the site:** Open up view corridors and provide opportunities both within buildings and in the outdoor spaces to enjoy the views.

**2.3** **Provide open spaces and opportunities for social gatherings throughout the campus.** Also provide opportunities for collaborative work.

**2.4** **Mitigate weather and other effects of the site topography:** Factor in weather and wind when designing outdoor spaces. Create enclosed open spaces to provide more protection from the elements.

**2.5** **Make the Parnassus Heights campus easy to navigate through clear and attractive signage and wayfinding methods.** Consider using directional quadrants as a frame for wayfinding – north, south, east and west. Include wayfinding elements along the edges of campus, not just along Parnassus Avenue. Consider wayfinding apps.

**2.6** **Ensure that aesthetics are a consideration throughout the campus.** Consider having an architectural theme, or a visual design language, that ties together the new construction and existing buildings/landscape and contributes to a sense of place. Integrate glass with other materials as well.

**2.7** **Optimize solar access.** Design buildings and open spaces to maximize sun exposure.

**2.8** **Establish the campus heart at Saunders Court.**

**2.9** **Incorporate green design throughout the campus.**

3. *Connectivity with Nature*

**3.1** **Connect the campus to other open space opportunities in the city**, such as Golden Gate Park and Mount Sutro. Ensure clear path of travel and navigation for the "park-to-peak" experience.

**3.2** **Enhance access to open space both within the campus and to Mount Sutro.** Help visitors understand and navigate the connections, for example through a map of campus trails and paths. Incorporate smaller public spaces, such as parklets, niches and alcoves throughout the campus.

**3.3** **Enhance landscaping to soften edges along streets and buildings.**

**3.4** **Be cognizant in developing tall buildings against the hillside that may obscure views of the forest.**

**3.5** **Consider thematic landscaping,** such as Mediterranean and medicinal/therapeutic plants.

**3.6** **Encourage ecological and biological diversity.**

### 4. Multi-Modal Mobility

**4.1**      **Manage vehicular trips to and from the Parnassus Heights campus** using enhanced Transportation Demand Management strategies.

**4.2**      **Be welcoming and accessible for all modes** – transit, bicycle, pedestrians and autos. Consider "corrals" for personal mobility devices, such as electric bikes and scooters. Add bike lockers for visitors. Offer additional EV charging stations. Consolidate shuttle and transit stops to reduce the overall footprint of the system; consider locating within a building to provide shelter from the weather.

**4.3**      **Implement traffic management and calming measures.** Consider lighted crosswalks, especially along Irving Street. Prevent jaywalking.

**4.4**      **Create a "pedestrian first" campus.** Ensure easy pedestrian mobility through the site using stairs, tunnels and skyways, with consideration for those with mobility challenges. Consider an elevated pedestrian crossing (bridge) and/or an underground tunnel across Parnassus Avenue to improve pedestrian safety.

**4.5**      **Keep current with new technology to enhance transportation options;** coordinate with the City.

**4.6**      **Discourage traffic along Parnassus Avenue; shift some of the automobile traffic to Irving Street.**

**4.7**      **Create dropoff zones for Transportation Network Companies (TNCs) on Parnassus Avenue to make it safer for pedestrians and reduce conflicts between dropoffs/pickups and through traffic.**


### 5. Public Realm

**5.1**      **Provide for an activated campus frontage along Irving Street that is welcoming and accessible to all modes, especially transit.**

**5.2**      **Improve the streetscape experience of Parnassus Avenue.**

**5.3**      **Strengthen physical connections to the neighborhood and Golden Gate Park attractions. Encourage the campus community to patronize the neighborhood commercial district.**

**5.5**      **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.**  Neighbors should know more about this in order to take pride in the accomplishments of this campus.

*6.  Programs and Amenities that Benefit the Neighborhood*

**6.1      Provide space on campus to house local non-profit organizations or community health and wellness services.**

**6.2      Create program and event spaces to bring people to campus and to encourage evening and weekend activity.**

**6.3      Enhance retail, food and recreation opportunities for all campus employees, residents and visitors, both on and off campus.**

**6.4      Enhance the relationship between the UCSF Police Department and the neighborhood.**

**6.5      Consistent with recent City efforts, identify and provide clean air and cooling refuges for the community during air quality events.**