



Comprehensive Parnassus Heights Plan

Community Ideas

Working Draft

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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 UCSF'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 CWG conversations, UCSF conducted an online neighborhood survey, launched in July 2018, a walking tour for CWG members and campus neighbors, and held two Community Open Houses, one in November 2018, and one in March 2019.

The Community Ideas summarized in this document reflect the feedback received from all of the community outreach activities conducted to date.

II. Community Ideas Arranged by Topic

The community planning and design ideas identified below summarize the comments received from CWG members and campus neighbors with reference to the draft UCSF Parnassus Heights Campus Vision Plan.

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. Consider amenities, such as markets, to serve housing tenants and neighbors.
- 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.** Consider providing both single-person and family housing at Aldea, as well as staff housing.

2. Campus Design

- 2.1 **Create a welcoming environment and a framework to the overall site design that helps make it comprehensible.** Make entryways clear and inviting, including a “side door” at Stanyan/Parnassus.
- 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. Keep San Francisco’s history and art in mind. Ensure all public areas are welcoming and inviting.
- 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.**
- 2.10 **Design buildings to be flexible and adaptable to increase their longevity.**
- 2.11 **Provide active uses along pedestrian routes on the ground level as well as on the upper floors of buildings, especially along the skybridge.**
- 2.12 **Ensure that the size and scale of buildings are compatible with the surrounding neighborhood.**
- 2.13 **Minimize the impact of campus lighting on the neighborhood.**
- 2.14 **Locate the emergency room entrance and patient drop-off areas toward the center of campus.**
- 2.15 **Notify neighbors of pending development and construction plans.**

2.16 Allow for an increase in the number of patient beds.

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. **Ensure service corridor enhances/supports this concept.**
- 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. **Consider a park on the top floor of the parking structure, like the Transbay Terminal**
- 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,** including the use of native plants.
- 3.7 Enhance fire safety.**

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. **Provide signage to direct traffic in and around campus. Ensure access for emergency vehicles.**
- 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, escalators, elevators, 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.** Consider limiting commercial vehicles to the service corridor (see 4.8). Create an additional access point at Hillway and Carl. Direct patient arrivals to Medical Center Way.
- 4.7 **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.**
- 4.8 **Create a service corridor to focus commercial deliveries and other operational connections.** Ensure there are north-south pedestrian connections. Provide weather protection for people using the service corridor. Offer a waiting area for trucks; discourage idling in the service corridor.

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.
- 5.4** 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.
- 5.5** Ensure adequate security for all open areas.

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.