Agenda

- Welcome, Introductions, Agenda Overview, and Review of Last Meeting
- Why Parnassus
- Final 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

- Draft Community Ideas
- Preferred Alternative
Why Parnassus?
Final Community Ideas
Summary of Community Ideas

The purpose and charge of the Parnassus Heights Community Working Group is to inform the re-envisioning process by:

• advising UCSF staff on neighborhood issues and opportunities related to the re-envisioning process,

• articulating key community planning and design principles to be considered by UCSF as it contemplates future projects,

• identifying recommended strategies and actions for addressing community concerns regarding the physical development of the campus,

• providing input and feedback to UCSF staff for the purpose of helping UCSF be a good neighbor to the community at large, and

• serving as a communication link between UCSF and the community. Information garnered from the community process will inform the University’s planning.

The final product of the working group is a Community Ideas Report, which will be included in the plan and will inform the planning process for future projects.
### Community Ideas Overview – Major Categories

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

## Working Draft

### 1. Housing

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<table>
<thead>
<tr>
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<tbody>
<tr>
<td>1.1</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>1.2</td>
<td>Allow for safe and convenient housing for patients and their families through on-campus and off-campus opportunities.</td>
</tr>
<tr>
<td>1.3</td>
<td>Avoid displacing anyone by converting existing housing to other uses.</td>
</tr>
<tr>
<td>1.4</td>
<td>Minimize impacts of additional housing on traffic and other infrastructure.</td>
</tr>
<tr>
<td>1.5</td>
<td>Work with the City to create additional affordable housing and below market rate housing.</td>
</tr>
<tr>
<td>1.6</td>
<td>Create as much housing for UCSF students, trainees, faculty, and workforce as possible.</td>
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### 2. Campus Design

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<table>
<thead>
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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 the effects of weather and 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 cohesive and welcoming aesthetics throughout the campus.</td>
</tr>
<tr>
<td>2.7</td>
<td>Contribute to the University of California’s long-term sustainability goals.</td>
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</tbody>
</table>
## 2. Campus Design

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<table>
<thead>
<tr>
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<tbody>
<tr>
<td>2.8</td>
<td>Establish the campus heart at Saunders Court.</td>
</tr>
<tr>
<td>2.9</td>
<td>Design buildings to be flexible and adaptable to increase their longevity.</td>
</tr>
<tr>
<td>2.10</td>
<td>Provide active uses along pedestrian routes on the ground level as well as along circulation corridors on the upper floors of buildings, especially along the skybridge or tunnels.</td>
</tr>
<tr>
<td>2.11</td>
<td>Ensure that the size and scale of buildings are compatible with the surrounding neighborhood.</td>
</tr>
<tr>
<td>2.12</td>
<td>Minimize the impact of campus lighting on the neighborhood.</td>
</tr>
<tr>
<td>2.13</td>
<td>When possible, try to avoid excavation of the hillside.</td>
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</tbody>
</table>
### Summary of Community Ideas

**Working Draft**

#### 3. Connectivity with Nature

<p>| | |</p>
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<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 both within the campus and 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>Consider thematic landscaping, such as Mediterranean and medicinal/therapeutic plants.</td>
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<tr>
<td><strong>3.5</strong></td>
<td>Encourage ecological and biological diversity.</td>
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<tr>
<td><strong>3.6</strong></td>
<td>Enhance fire safety.</td>
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### 4. Multi-Modal Mobility

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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>
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</table>
## 4. Multi-Modal Mobility

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<thead>
<tr>
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<tbody>
<tr>
<td>4.6</td>
<td>Disperse vehicular traffic around campus streets.</td>
</tr>
<tr>
<td>4.7</td>
<td>Create drop-off zones for Transportation Network Companies (TNCs) to improve pedestrian safety 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>
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# 5. Public Realm

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<thead>
<tr>
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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.</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>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
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<tbody>
<tr>
<td>6.1</td>
<td>Consider providing 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 and to encourage evening and weekend activity.</td>
</tr>
<tr>
<td>6.3</td>
<td>Enhance retail, food and recreation opportunities for all campus employees, residents and visitors, both on and off campus.</td>
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</tbody>
</table>
Community Working Group Discussion
Preferred Alternative
Overview

01 THE PROCESS

02 CAMPUS CHALLENGES

03 CPHP VISION
  • Vision
  • Responding to the “Community Ideas”
  • Organizing Concepts / What is in the Final Deliverable

04 HOUSING
01 THE PROCESS
“We are committed to re-envisioning the Parnassus Heights campus to ensure it retains its vital role as a critical hub of learning, discovery and patient care,"

“We are also dedicated to improving how the campus interacts and connects with the surrounding Parnassus neighborhood.”

“UCSF is a world-class university and our Parnassus campus deserves to be a world-class environment.”
A Comprehensive Process

**Parnassus Master Plan Steering Committee** (faculty and staff across the Schools, Library, UCSF Health, Development, University Relations)

**Working Groups** formal recommendations: Research Collaboratory/CoLabs, Research Space, Educational Space, Digital Hub

**Visioning Workshops**
- July 2018 - Blue Sky Ideas
- November 2018 - honing in on possible options
- January 2019 - Preferred Alternative and Core Concepts

**Community Working Group & Open Houses**

**Internal & External Surveys**

**Environmental Review and Analysis on-going**
Activities over the Past Year

INTERNAL
- Blue Sky Visioning
- Stakeholder Interviews and Workshops
- Conceptual costing and feasibility
- 100 resilient Cities Workshop

EXTERNAL
- Community Survey (over 1000 participants)
- 2 Community Open Houses
- Community Working Group Meetings
- Campus Walking Tour
02 CAMPUS CHALLENGES
Campus Infrastructure and Buildings

- Aging buildings and infrastructure are at risk and are costly to maintain
- Updating older buildings to fulfill regulatory compliance is challenging
- Building overcrowding, lack of quality spaces
- Contemporary research, academic, clinical, and support spaces have been lacking for decades; recruitment and retention issues are major concerns
- Sustainable growth is necessary to maintain Parnassus Heights stature as a world-class research hub
- The required new hospital building adds pressure to the already constrained site
- The quality of the campus physical environment lacks a “there there”, and it doesn’t take advantage of its great location between Golden Gate Park and Mount Sutro
Campus Infrastructure and Buildings

- Average age of buildings on campus is over 50 years old.
- Limited research building investments since 1987.
- Buildings lack resilience, puts research and patients at risk.

<table>
<thead>
<tr>
<th>COMPLETED</th>
<th>BUILDING</th>
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<tbody>
<tr>
<td>1917</td>
<td>UC Hall</td>
</tr>
<tr>
<td>1941</td>
<td>Langley Porter (LPPI)</td>
</tr>
<tr>
<td>1954</td>
<td>Medical Science Building</td>
</tr>
<tr>
<td>1955</td>
<td>Millberry Union</td>
</tr>
<tr>
<td>1955</td>
<td>Moffitt Hospital</td>
</tr>
<tr>
<td>1956</td>
<td>Proctor Foundation</td>
</tr>
<tr>
<td>1964</td>
<td>HSIR East</td>
</tr>
<tr>
<td>1964</td>
<td>HSIR West</td>
</tr>
<tr>
<td>1964</td>
<td>LPPI Butler Building</td>
</tr>
<tr>
<td>1966</td>
<td>Surge</td>
</tr>
<tr>
<td>1972</td>
<td>ACC Building</td>
</tr>
<tr>
<td>1972</td>
<td>School of Nursing</td>
</tr>
<tr>
<td>1979</td>
<td>School of Dentistry</td>
</tr>
<tr>
<td>1982</td>
<td>Long Hospital</td>
</tr>
<tr>
<td>1986</td>
<td>Koret Vision Research</td>
</tr>
<tr>
<td>1991</td>
<td>Kalmanovitz Library</td>
</tr>
<tr>
<td>2005</td>
<td>PSB</td>
</tr>
<tr>
<td>2010</td>
<td>Dolby</td>
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</table>
Over the Plan period (30-40 years) older buildings are challenged due to seismic condition, deferred maintenance, problematic building systems, or other inefficiencies (floor to floor heights, floor plates).

**Assumed limited usable life**
- UC Hall
- Nursing Building
- Dental Clinics
- Millberry Union
- Koret Vision Center
- Proctor
- EH&S, Woods, Surge, LPPI
- Aldea Housing

**Potential for major renovation**
- HSIR Towers
- MSB
- Garages
Why Parnassus Heights?

- PH continues to be the site of the #1 tertiary/quaternary adult care hospital in the western half of the US.
- Some of the best translational science in the world takes place at PH – (immunology, stem cell biology, neuro-oncology), with opportunities for new cutting edge programs.

The "convergence" between clinical, academic and research programs enables UCSF teams to make frequent, and efficient personal connections to facilitate learning and discovery.

Learning takes place in both research and clinical settings.
The CPHP must address the changing environment in a visionary and nimble way. Our goal is to create an ambitious and 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.
A PREMIER ENVIRONMENT
Building from a 100+ year legacy of world-class education, research and patient care, the campus environment will match the quality of science within it.

A NEW STANDARD FOR RESILIENCE
Modernization strategies will support the campus function, efficiency, and quality of life. This ambitious vision will help adapt to future trends and opportunities.

A DESTINATION
The campus will complement and enhance its neighborhood, becoming a welcoming destination for first-time patients, everyday employees, and returning visitors alike.
The Plan Evolved from Six Big Ideas

Form complementary districts
Can we redefine long-term campus relationships and provide opportunities for convergence of the missions?

Irving St. connects to the community
Can UCSF better welcome visitors, patients and the public into the campus?

Emphasize connections for convergence
Can we create multi-purpose, cross-disciplinary spaces that answer need for collaboration and social gathering?

Park-to-Peak, a vertical campus
Can we design interventions that take advantage of the topography and improve the public perception of UCSF?

Create the “campus heart”
Can we design a campus heart that sparks conversations, collaboration and engagement?

Parnassus Ave. is the campus “main street”
Can Parnassus Ave. be designed for a comfortable pedestrian experience, while allowing local access?
Parnassus Heights, Today
Near term projects are intended to support the Research priority, the New Hospital, and benefit the community.

**NEAR TERM (2030)**

- Arrival improvements to Irving Street: parking garage wayfinding and pedestrian/vehicular safety improvements
- Parnassus Avenue Streetscape Plan
- Select renovations of HSIR Towers
- Validation Studies for new Research Facilities; possible new building at UC Hall site.
- New Hospital and Bridge/Tunnel
All future project phases are subject to internal dependencies, validation, financing, priority, and community review. The vision is intended to be conceptual and will allow UCSF to begin coordinated long term development planning.

Key Dependency
Decanting Nursing Building, MSB renovations

Key Dependency
Decanting Dental Clinics, completion of 4th Ave.

Key Dependency
Decanting Towers, Condition of Millberry

Housing opportunity

Patient family hotel opportunity

Conceptual only, designs for each building conducted in later phases.
Opportunity Sites accommodate:

1. **Working Group Recommendations**; modest long term growth for research and education facilities to maintain top tier status.

2. Ability to **decant and renovate selected buildings**.

3. Assumptions on **future patient growth**.

4. New on-campus housing opportunities.

*Conceptual only, designs for each building conducted in later phases.*
Public Realm, Today

Today, there are few outdoor spaces for public or UCSF affiliate use, with limited access points to Mount Sutro.
The Plan vision includes “peak to park” connections, an activated, public ground plane, and interior campus public realm improvements. Public Realm expansion as shown in green is estimated at over $3x$ today’s condition. (Excluding existing Parnassus Ave right of way)
Public Realm, Vision

Pedestrian Connection at Service Corridor

Connections to Neighborhood and Golden Gate Park

Improved Mount Sutro Connections
The Vision provides opportunity for further amenities: campus housing, space for public facing programs, patient and family lodging, on-campus circulation to help mitigate congestion on Parnassus Ave.

- **Grade-separated crossing** for patient safety, and improved servicing.
- **Service Corridor** for future distributed delivery, and improved fire access.
- **Continued stewardship** of the Mount Sutro Reserve.
- **New housing** for UCSF population, on the west side and Aldea.
- **Avenue Houses** remain in place to buffer neighborhood.
- **New 4th Avenue** provides a campus street for access into housing and the west side.
- **New 4th Avenue** provides a campus street for access into housing and the west side.
- **Opportunities for public facing programs**
- **New lodging for patient families**

**PARNASSUS AVE.**

**Campus Promenade**
How Does the Vision Respond to the Community Ideas?

1. Housing
2. Campus Design
3. Connectivity with Nature
4. Multi-modal Mobility
5. Public Realm
6. Programs & Amenities
Irving Street Arrival Experience
Irving Street Arrival Experience

For illustrative purposes only; does not represent actual architectural design

2.5 Make the campus easy to navigate through clear and attractive signage and wayfinding.

4.2 Be welcoming and accessible for all modes

5.3 Strengthen physical connections to neighborhood.
Millberry Terrace and the North Side Gateway
2.3 Provide open spaces and opportunities for social gatherings.

2.4 Mitigate the effects of the weather.

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

6.3 Enhance retail, food and recreation opportunities.

3.4 Consider thematic landscaping.
2.7 Contribute to the University of California’s long-term sustainability goals.

5.2 Improve the streetscape experience of Parnassus Avenue.

3.3 Enhance landscaping to soften edges along streets and buildings.

4.7 Create drop-off zones for TNCs to make it safer for pedestrians.

4.3 Implement traffic management and calming measures.
Saunders Court: the Campus “Heart”
Saunders Court: the Campus “Heart”

For illustrative purposes only; does not represent actual architectural design

2.8 Establish the campus heart at Saunders Court.

3.3 Soften Edges along streets and building

2.10 Provide active uses along pedestrian routes…

3.2 Enhance access to open space and Mount Sutro

2.13 Take advantage of topography
2.2 Take advantage of the topography of the site.

4.2 Be welcoming and accessible for all modes.

4.4 Create a pedestrian first campus.
4th Avenue: New Campus Access and Housing
1.1 Allow for a range of creative housing options.

2.12 Ensure that the size and scale of buildings are compatible with the surrounding neighborhood.

2.1 Create a welcoming environment and framework to overall site design to make it comprehensible…

5.4 Place exhibits […] in key locations.

1.6 Create as much housing for UCSF personnel as possible.
What’s in the Plan?

Elements in the Plan include the vision and design concepts that provide a framework for future development:

- Vision
- Campus Context
- Organizing Concepts
- Implementation Strategies
- Campus Design
- Community Ideas

Community Input

The Community Ideas developed and refined by the Community Working Group will be included in the Plan.

When new buildings are proposed, the community will have opportunities to provide input and feedback.
04 HOUSING
Housing Strategy Summary

- UCSF will increase its housing stock across its campuses.

- The Plan provides opportunity for UCSF to **explore housing** on the West Side; and build additional housing at Aldea to support UCSF long term housing objectives.

- This will be achieved incrementally over the next 30 years.

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<tr>
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<th>Current Units</th>
<th>Proposed Units</th>
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<tbody>
<tr>
<td>Aldea</td>
<td>172</td>
<td>504</td>
</tr>
<tr>
<td>West Side</td>
<td>0</td>
<td>426</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>172</strong></td>
<td><strong>930</strong></td>
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Community Working Group Discussion
Public Comment
Next Steps
Next Steps

- Additional Working Group Meeting?
  - Wednesday, June 12, 2019
  Millberry Union
  6:30 p.m.