



Comprehensive Parnassus Heights Plan

# Community Ideas

## Working Draft

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# 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 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) comprising 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 the community outreach activities conducted to date. The Community Ideas document is a work product that will be submitted to the Parnassus Master Plan Steering Committee to be included in the final design guidelines for the Comprehensive Parnassus Heights Plan.

## 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 Comprehensive Parnassus Heights Campus 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 displacing anyone by converting existing housing to other uses.** Continue the UCSF practice of avoiding 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 acquiring or 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 campus. Any expansion at Aldea should consider traffic impacts.
- 1.5 **Work with the City to create additional affordable housing and below market rate housing. Ensure on-going community engagement in future housing planning and development.**
- 1.6 **Create as much housing for UCSF students, trainees, faculty, and workforce as possible.** Consider providing both single-person and family housing at Aldea.

## 2. Campus Design

- 2.1 **Create a welcoming environment and a framework to the overall site design that helps make it comprehensible.** Make campus entryways clear and inviting. Take into consideration nearby city street connections, including the intersection of Stanyan and 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. Minimize obstructing views of Mount Sutro wherever possible.
- 2.3 **Provide open spaces and opportunities for social gatherings throughout the campus.** Provide opportunities for collaborative work.
- 2.4 **Mitigate the effects of weather and site topography.** Factor in weather and wind conditions 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 developing wayfinding apps.
- 2.6 **Ensure cohesive and welcoming aesthetics 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. Keep San Francisco’s history and art in mind. Ensure all public areas are welcoming and inviting.
- 2.7 **Contribute to the University of California’s long-term sustainability goals.** The community has expressed its alignment with the UC system’s ambitious sustainability goals. Designs should optimize solar access and incorporate green design throughout the campus.
- 2.8 **Establish the campus heart at Saunders Court.**
- 2.9 **Design buildings to be flexible and adaptable to increase their longevity.**
- 2.10 **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.**

- 2.11 **Ensure that the size and scale of buildings are compatible with the surrounding neighborhood.**
- 2.12 **Minimize the impact of campus lighting on the neighborhood.**
- 2.13 **When possible, try to avoid excavation of the hillside.**

### 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 the 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, with 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 one on top of the Transbay Terminal.
- 3.3 **Enhance landscaping to soften edges along streets and buildings.**
- 3.4 **Consider thematic landscaping**, such as Mediterranean and medicinal/therapeutic plants.
- 3.5 **Encourage ecological and biological diversity**, including the use of native plants.
- 3.6 **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. Discourage jaywalking through streetscape improvements.
- 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 Disperse vehicular traffic around campus streets.** Possible examples include directing some traffic to Irving Street, creating an additional drop-off point on Hillway and Carl, and directing patient arrivals to Medical Center Way. Encourage staff/faculty to reduce or minimize vehicle trips.
- 4.7 Create drop-off zones for Transportation Network Companies (TNCs) to improve pedestrian safety 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. Build pathways and connections to bring UCSF people into the neighborhood, especially to patronize local businesses.**
- 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. Provide opportunities for visitors to learn about and take pride in the accomplishments of UCSF.**
- 5.5 Ensure adequate security for all open areas.**

## **6. Programs and Amenities that Benefit the Neighborhood**

- 6.1 Consider providing 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.**