MISSION BAY
5.1 EXISTING SETTING

The 60.2-acre UCSF Mission Bay campus site is generally bounded by Mission Bay Boulevard South to the north, Owens Street to the west, Mariposa Street to the south, and Illinois and Third streets to the east (Figure 12). The campus site is within the Mission Bay South Redevelopment Area, which is part of the larger 303-acre Mission Bay Redevelopment Area in the Mission Bay neighborhood, north of the Potrero Hill and Dogpatch neighborhoods. It is approximately 3.8 miles east of the Parnassus Heights campus site and 3.6 miles southeast of the Mount Zion campus site.

The site comprises the original 42.3 acres north of Sixteenth Street (North Campus, formerly known as the Research Campus), the 14 acres south of Sixteenth Street (South Campus) acquired for the UCSF Medical Center at Mission Bay, and the 3.8 acres east of Third Street (the East Campus) subsequently acquired for further campus development. UCSF also leases space for research and clinical purposes in the nearby China Basin Building (185 Berry Street), at 1500 Owens Street, and at 499 Illinois Street; and owns an office building at 654 Minnesota Street (Figure 13).

The Mission Bay campus site is flat, unlike Parnassus Heights, and located in a warmer part of the city. Here, warehouses have been demolished to make way for the campus site and surrounding commercial, light industrial, residential, retail, and civic uses in large new buildings. The site was originally San Francisco Bay tidelands, and groundwater is generally only seven feet below the surface; this makes below-ground levels in buildings prohibitively expensive to construct. Buildings require extensive piles driven up to 100 feet deep (and sometimes more) for structural and seismic support. The site was partially filled with debris from the 1906 earthquake and then used as an industrial rail yard, resulting in contaminated soils that must be capped or removed and replaced with clean soil prior to new uses on the site.

The north and south portions of the campus site are separated by Sixteenth Street, a city street that serves as a primary gateway from the west into the Mission Bay area. The North Campus is bifurcated by Fourth Street, a city street that connects the campus site to the area further north. When Fourth Street is completed through the South Campus, it will transition into a large public pedestrian plaza and bicycle route, which will serve the UCSF Medical Center, scheduled to open in 2015, and the broader community. Fourth Street and several private campus streets help disperse traffic, reinforce the urban pattern of the area, and provide view corridors. The East Campus is across Third Street, an important city street that connects Mission Bay to the South of Market and Bayview districts of San Francisco.

The initial vision for UCSF’s original 42.3 acres in Mission Bay was of a major new research site that would be large enough to house a critical mass of scientific programs and could also accommodate UCSF’s growth into the initial decades of the 21st century. Realization of this vision began in 1998, with the gifts of 13 acres of land from the City and 30 acres from the Catellus Development Corporation (Catellus) – what is now the North Campus. Because fundraising was more successful than had been expected, and with the growth in UCSF research funding, the North Campus has developed much faster than was predicted. Over the past 15 years, Mission Bay has become home to many of UCSF’s basic-science research and graduate programs, including programs in biological sciences, biochemistry and biophysics, cellular and molecular pharmacology, the Helen Diller Family Comprehensive Cancer Center’s Research Building (Diller Cancer Research), the Cardiovascular Research Institute (CVRI), and the Neurosciences Center, among others. The plans for the Mission Bay campus site further evolved with the establishment of the California Institute for Quantitative Biosciences (QB3), which fosters new research enterprises through the development of incubator space at and near the Mission Bay campus site, and through efforts to engage in industry partnerships at an unprecedented level.

Under the 1996 LRDP and the 1998 Mission Bay South Redevelopment Plan, the North Campus was entitled for 2.65 million gsf for research, instruction, and support uses (excluding structured parking). Of that, 1,926,600 gsf, representing 73 percent of the 1996 LRDP approved entitlement, has been built: six research buildings, a campus community center (known formally as the William J. Rutter Center, or simply as the Rutter Center) on Owens Street, and about 430 units of housing between Third and Fourth streets. Research is currently the dominant use of space at Mission Bay, as indicated in Appendix A. Housing was not in the original space program, but approximately 400,000 gsf of housing was added in the 2001 LRDP Amendment #1 to help meet UCSF demand, and to minimize pressure on neighborhood housing demand and traffic impacts. A child care center temporarily housed in a modular building on Block 18 is excluded from the square footage because it is expected to move into a permanent facility. There are also two parking structures, on Owens and Third streets, with a total of approximately 1,300 parking spaces (and a minor amount of shell space that could be developed for retail or offices). Currently, 34 percent of the UCSF Mission Bay population drives alone, and the existing parking demand is 1.15 parking spaces per 1,000 square feet of built space. Parking demand is expected to decrease in the future and be closer to 0.75 spaces per 1,000 square feet as more transit options such
Figure 12: Mission Bay 1996 LRDP Functional Zones (as Amended)
Figure 13: Mission Bay Existing Ownership & Leases
(updated to reflect LRDP Amendment #3 and LRDP Amendment #4)
as Bike Share, a direct connection to the rerouted 22 Fillmore bus line, and the temporary 55 motor coach bus line become available, and parking becomes less available and more expensive. Any reduction in the parking demand factor would be consistent with the City’s Transit First policy and UCSF’s transportation goals.

Mission Hall, an academic office building of 264,800 gsf at the northeast corner of Fourth and Sixteenth streets, is expected to open in late 2014. Upon its completion, the total development on the North Campus will be approximately 2.19 million gsf, or about 82 percent of the existing allowable entitlement of 2.65 million gsf. Only 464,600 gsf1 of this entitlement will remain to accommodate substantial unmet academic needs that could benefit from a presence at Mission Bay.

Since the original Mission Bay campus site was envisioned, clinical programs have been introduced and an additional 14 acres of adjacent land (the South Campus) was acquired for the UCSF Medical Center at Mission Bay. The 2008 LRDP Amendment #3 included 1,787,000 gsf of clinical uses for the South Campus. Phase 1 of the UCSF Medical Center at Mission Bay is expected to open in 2015. Located on the east side of the South Campus, Phase 1 comprises the future UCSF Benioff Children’s Hospital, UCSF Betty Irene Moore Women’s Hospital, and UCSF Bakar Cancer Hospital, which together form a 289-bed hospital complex; a future outpatient cancer building (sometimes called Phase 1B); and an energy center – a total of 869,000 gsf, or 49 percent of the South Campus entitlement. Over 1,100 parking spaces will be provided in a surface lot and existing garage. Phase 2 of the Medical Center at Mission Bay will be constructed across the Fourth Street Public Plaza, likely sometime after 2035. Development of these UCSF Medical Center facilities will result in the integration of patient care into the Mission Bay research community.

In summary, a total of approximately 1.13 million gsf is under construction at the Mission Bay campus site. When completed, there will be approximately 3 million gsf of UCSF-occupied space, excluding structured parking and the temporary child care center.

In August, 2014, UCSF acquired Mission Bay Blocks 33 and 34, a 3.8-acre parcel referred to as the East Campus, located directly across Third Street from the South Campus. The East Campus is projected to accommodate 500,000 gsf of development plus 500 parking spaces, and is expected to serve as a consolidation location for both owned and leased properties to reduce operating and occupancy costs, improve efficiency and collaboration, and provide programmatic flexibility among its campus sites.

In April, 2014, the Golden State Warriors announced their intention to purchase a 12-acre site in Mission Bay across Third Street from the North Campus, for development, as a sports and entertainment center. The development of that site would be subject to review and approval by the City.

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1 464,600 gsf is the sum of the total remaining entitlement plus approximately 5,900 gsf of temporary structures, which are currently included in the “existing” total but which will be removed as construction of the Mission Bay campus site progresses.

William J. Rutter Center.
5.2 EXISTING PLANNING AGREEMENTS

There are a number of plans, design standards, and agreements that were prepared for development in the Mission Bay North and Mission Bay South Redevelopment Areas, at the center of which lies the UCSF Mission Bay campus site. Many of these required considerable negotiation among the affected parties as well as input from the Mission Bay community.

5.2.1 MISSION BAY NORTH AND SOUTH REDEVELOPMENT AREA PLANS

The Mission Bay North and South Redevelopment Area Plans were prepared by the City and approved by the San Francisco Board of Supervisors in the fall of 1998. The overall objective of these plans is to remove industrial blight and stimulate development, employment, and economic growth. Retaining and promoting UCSF academic and research activities within the City by providing a major new campus site large enough to accommodate a critical mass of scientific programs into the initial decades of the 21st century was both an integral part of achieving that objective and a highly desirable outcome for the City. A site for the major new campus site was identified within the Mission Bay South Redevelopment Area located south of the China Basin Channel (Figure 14). (The UCSF Mission Bay campus site lies within the boundaries of the Mission Bay South Redevelopment Area.)

Together, the plans for Mission Bay North and Mission Bay South call for more than 6,000 residential units (including affordable housing); commercial, retail, and entertainment uses; a large hotel; and over 40 acres of publicly accessible open space in the 303-acre area.

5.2.2 AGREEMENTS RELATED TO THE NORTH CAMPUS

With the transfer of 30 acres from Catellus to UCSF for the North Campus, a Contribution Agreement was prepared outlining the conditions associated with this transfer of property. This agreement describes UCSF’s financial obligations, including contributions towards the construction of public infrastructure (streets and utilities), maintenance of the open space system throughout Mission Bay, and the development of a public fire station located at Third and Mission Rock streets. Also included in the Contribution Agreement are UCSF’s obligations to provide a minimum of eight acres of publicly accessible open space (already completed) on the North Campus, and to donate Block 14 to the San Francisco Unified School District, should the School District request the property for a public school by 2027. A Donation Agreement was also prepared between UCSF and the City for the City’s donation of 13 additional acres for the North Campus, consisting of rights-of-way of public streets that were previously planned but had not been developed.

The Contribution Agreement allows building heights up to 85 feet (exclusive of rooftop mechanical equipment) on the North Campus, with further height up to 110 feet allowed on 20 percent (5.2 acres) of the developable area of the North Campus, and up to 160 feet allowed on 10 percent (2.6 acres). With only 0.3 and 0.16 acres, respectively, of the campus site developed within the 110- and 160-foot height categories, there is considerable development opportunity for taller buildings.

5.2.3 AGREEMENTS RELATED TO THE SOUTH CAMPUS

As part of the acquisition of property for the South Campus, UCSF entered into a ground lease for Blocks 36-39 with Catellus and a Memorandum of Understanding (MOU) with the former San Francisco Redevelopment Agency to establish UCSF’s obligations, including contributions towards the construction of public infrastructure; affordable housing; maintenance of the open space system throughout Mission Bay; and limitations on building heights, massing, and signage for development of the South Campus. UCSF subsequently acquired Block X3 to complete parcel assembly of the South Campus, and the MOU with the City was then amended to cover that property as well.

In addition, after a lengthy community planning and environmental review process, UCSF developed and adopted the Residential Sound Reduction Program for Helicopter Operations to address the potential impact on nearby residents of helicopter noise associated with the UCSF Medical Center at Mission Bay helipad.

5.2.4 AGREEMENTS RELATED TO THE EAST CAMPUS

In connection with the acquisition of Blocks 33 and 34 for the East Campus, UCSF entered into a Memorandum of Understanding with the Successor Agency to the San Francisco Redevelopment Agency (also known as the Office of Community Investment and Infrastructure) regarding UCSF’s financial obligations, including contributions towards the construction of public infrastructure; affordable housing; maintenance of the open space system throughout Mission Bay; and agreement to follow the Mission Bay South Redevelopment Area Plan “Design for Development” regarding
Figure 14: Mission Bay Planning Agreements
(updated to reflect LRDP Amendment #3 and LRDP Amendment #4)
building height, bulk, setbacks, maximum tower floorplate areas, and other design matters for buildings on the East Campus. UCSF also entered into an Infrastructure Agreement with the infrastructure developer for Mission Bay (FOCIL-MB, LLC) regarding UCSF’s contribution towards public infrastructure.

5.2.5 MISSION BAY COMMUNITY PLANNING PRINCIPLES

In response to community concern regarding UCSF’s acquisition of land for the South Campus and 654 Minnesota Street, UCSF partnered with its Community Advisory Group (CAG) to convene the UCSF Mission Bay Community Task Force (Task Force). The purpose of the Task Force was to identify community issues related to UCSF’s development in the Mission Bay area and to produce planning principles to address these issues. These Mission Bay Community Planning Principles were adopted as part of the 2008 LRDP Amendment #3. The Community Planning Principles (discussed in Chapter 3 and included in full as Appendix D) addresses community concerns across all campus sites. They are to supersede the Mission Bay Community Planning Principles.
5.3 MISSION BAY SITE-SPECIFIC OBJECTIVES

The majority of UCSF’s growth under the 2014 LRDP is expected to occur at the Mission Bay campus site, where the most undeveloped land is available to accommodate significant growth in close proximity to existing and planned research, clinical, and other activities. Development of the Mission Bay campus site will not only meet the substantial need for more research space, but will also provide capacity for additional clinical space, campus housing, administrative and other support space, and instruction space. The ability to focus growth at an existing campus site rather than at remote locations is highly desirable, as it improves efficiency and strengthens collaboration. Furthermore, research and clinical uses at the site are expected to benefit from their proximity to the growing private-sector bioscience community within the Mission Bay Redevelopment Area.

As noted previously, UCSF has acquired Mission Bay Blocks 33 and 34, a 3.8-acre parcel across Third Street from the South Campus. In contrast to the increased development capacity on the existing Mission Bay campus site, which is expected to accommodate much of UCSF’s growth through the LRDP horizon, the expansion of the campus site through the acquisition of Blocks 33 and 34 is intended to allow for the consolidation of some of UCSF’s leased and remote sites and relocation of functions to Mission Bay, in order to reduce operating and occupancy costs, improve efficiency and collaboration, and provide programmatic flexibility among UCSF’s campus sites.

Site-specific objectives for the Mission Bay campus site are:

A. Accommodate the majority of UCSF’s growth through the LRDP horizon.
B. Allow for the consolidation of some of UCSF’s leased and remote sites to Mission Bay to reduce operating and occupancy costs.
C. Continue UCSF’s commitment to excellence, innovation, and collaboration as the university grows and expands the research and education programs at Mission Bay, and continue to support the new UCSF Medical Center at Mission Bay.
D. Strategically expand the existing North Campus at Mission Bay by maximizing the development capacity under the 2014 LRDP, while increasing efficiency by aligning and locating interdependent research and clinical teams and joint endeavors at the Mission Bay campus site.
E. Complete Phase 1 of the Medical Center on the South Campus and consolidate specialized services associated with women’s, children’s and cancer services.
F. Expand campus housing and child care on the North Campus and continue to develop the campus site with other campus life amenities, such as retail, and outdoor recreation and fitness facilities.
G. Relocate programs from Parnassus Heights to Mission Bay, if they complement programs already located at Mission Bay and are not required to be at Parnassus Heights to function efficiently.
5.4 MISSION BAY PLAN ELEMENTS

5.4.1 LAND USE

Figure 15 illustrates the proposed campus boundary and functional zones of the Mission Bay campus site, including the recently acquired East Campus.

Functional zones on the North Campus reflect the organizational structure of the original Mission Bay Master Plan and Design Guidelines, which were prepared in 1999 to guide campus site growth and envisioned research buildings clustered to the north and south of a network of large open space areas, with parking at the periphery along Owens and Third streets. The large areas in the Research functional zone would also contain smaller amounts of secondary uses such as instruction, administration, retail, and other support space. The existing Rutter Center is in the Support functional zone, and existing campus housing between Third and Fourth streets is in the Housing zone. A second Housing functional zone is proposed on the northern edge of the North Campus on Block 15, identified for future housing use because of its proximity to off-site residential development under construction north of the campus site, and proximity to on- and off-site open space and a potential public school site on Block 14.

The majority of clinical uses are expected to be located on the South Campus in the Clinical functional zone, in support of the UCSF Medical Center at Mission Bay. However, several clinics have been developed as a secondary use within the Research functional zone in cases where there is a close functional relationship between clinical and research programs, and this is likely to continue in the future.

Parking functional zones are located near the periphery of the campus site so as to minimize vehicular traffic within the campus site. The two parking zones on Owens Street provide for parking expansion when it is needed to support future program growth.

The East Campus is proposed to be functionally zoned for research and parking use, shown as a striped pattern on Figure 15 because the exact footprints for those uses have not yet been determined. When the locations of specific uses on the parcel are identified, the functional zones for the East Campus will be updated accordingly.

UCSF’s existing and proposed space program for Mission Bay, including the North, South, and East campuses, are described in Appendix A. Since the Medical Center at Mission Bay Phase 2 construction is not expected until after 2035, it is not included in the proposed space program. However, for a conservative analysis of potential impacts, it is included in the LRDP Environmental Impact Report (EIR).
Figure 15: Mission Bay Proposed Functional Zones
(updated to reflect LRDP Amendment #1 and LRDP Amendment #2)
The 2014 LRDP proposes to increase the square footage of the North Campus by 1,456,400 gsf, which includes 464,600 gsf of existing remaining entitlement plus 991,800 gsf of new entitlement, sized to make efficient use of the land while avoiding traffic and city-wide infrastructure impacts. This increase would help UCSF meet its space needs through the LRDP horizon of 2035, but is unlikely to accommodate all of UCSF’s programmatic needs at Mission Bay. Development of the North Campus for research and other uses will depend on funding that may or may not fully materialize during the LRDP horizon.

With the 991,800 gsf of new entitlement described above, under this LRDP the development capacity for the North Campus is proposed to increase from 2,650,000 gsf to 3,641,800 gsf. Although housing was not included in the original entitlement for the Mission Bay campus site (it was added in 2002 with LRDP Amendment #1), 786,100 gsf of the total capacity will be devoted to housing (387,400 gsf of existing housing on Block 20 and 398,700 gsf of new housing on Block 15).

On the South Campus, construction of a 124,500-gsf cancer outpatient building is anticipated prior to 2035, which will complete Phase 1 of the UCSF Medical Center at Mission Bay. This will bring the total space for Phase 1 to 993,500 gsf. Phase 2 facilities will be located on the west side of the South Campus, across the Fourth Street Public Plaza. Phase 2 Medical Center at Mission Bay is planned for after 2035 as a 261-bed hospital with additional outpatient space, totaling 793,500 gsf.

Development of the East Campus would accommodate 500,000 gsf. As a result, the total anticipated development through 2035 with the proposed expansion of the Mission Bay campus site (North, South, and East campuses) would be 5,135,200 gsf. (As explained above, this does not include Phase 2 of the Medical Center at Mission Bay, which is projected to occur after 2035.)

The following LRDP proposals describe the approach for fulfilling the site-specific objectives described above for the Mission Bay campus site:

- **Develop additional research capacity (Blocks 16, 18A, 23A, and 25B).** Develop approximately 1,017,200 gsf of additional research capacity on Blocks 16, 18A, 23A, and 25B. Building heights would be within the parameters described in Section 5.2.2 above, and designed to minimize shading on open space areas. The tallest buildings (up to 160 feet, exclusive of rooftop mechanical equipment) would be located along major arterials (18A on Owens Street, and 25B at the corner of Third and Sixteenth streets). In accordance with the Mission Bay Campus Master Plan and Design Guidelines, buildings along Mission Bay Boulevard South (Block 16) would include a 30-foot step-back from the property line above 55 feet.

- **Develop new housing (Block 15).** A housing complex of approximately 418,200 gsf (which includes 398,700 of housing and 19,500 gsf of support), with approximately 774 beds in 523 units, is proposed on Block 15. The complex would comprise multiple buildings framing an interior courtyard. Building heights would be within the parameters described in Section 5.2.2 above, and designed to minimize shading on open space areas. In accordance with the Mission Bay Campus Master Plan and Design Guidelines, development along Mission Bay Boulevard South would include a 30-foot step-back from the property line above 55 feet. The complex may include a child care center with approximately 200 child care slots. In addition, a small amount of space could be considered on this block for occupancy by UCSF police.

- **Complete Phase 1 of the Medical Center (South Campus).** The UCSF Medical Center proposes to build a 124,500-gsf cancer outpatient building at Third and Sixteenth streets, which would physically adjoin the hospital structure currently under construction and due to open in 2015. The outpatient cancer building would be the final building planned as part of Phase 1 of the UCSF Medical Center at Mission Bay. Phase 2 of the UCSF Medical Center at Mission Bay, which would include additional inpatient and outpatient facilities and a parking garage expansion, is proposed to occur after 2035, beyond the LRDP horizon, and therefore is not proposed as part of the LRDP.

- **Expand the Mission Bay campus site to include Blocks 33 and 34 (East Campus).** UCSF has acquired Mission Bay Blocks 33 and 34, known as the East Campus. This area is projected to accommodate up to 500,000 gsf and 500 parking spaces, and is functionally zoned for research and parking use. (The East Campus functional zone is shown in a striped pattern on Figure 15 because the exact footprints for those uses have not yet been determined. When the locations of specific uses on the parcel are identified, the functional zone for the East Campus will be updated accordingly.)

All of these proposals taken together would result in approximately 2.07 million gsf of new program space.
that may be built at the Mission Bay campus site through 2035. Including the 1.13 million gsf that is currently under construction, the Mission Bay campus site would grow to 5.14 million gsf by 2035.

5.4.2 OPEN SPACE

Existing and proposed open space and landscape zones are illustrated in Figure 16, along with proposed retail space and pedestrian paths. As buildings are proposed in the future, consideration will be given to the development of open space in Blocks 15, 16, and 23A, landscape improvements in the adjacent streets, and pedestrian connections per the applicable Physical Design Framework universal planning and design principles. In addition, outdoor recreation and fitness facilities are proposed to be developed on Block 18C.

- Develop additional open space (Blocks 15, 16, and 23A). When Blocks 15, 16, and 23A are developed, courtyards are to be considered on those blocks to provide additional open space. If a child care center is included as part of proposed housing on Block 15, an estimated 15,000 square feet of the courtyard could be dedicated as an outdoor play yard for the child care center, unless designated at another nearby location. If a central utility plant is built on a portion of Block 16, a portion of the courtyard may be needed by Facilities Services for outdoor storage and other support uses, or alternatively that function could be accommodated elsewhere.

- Develop outdoor recreation space (Block 18C). A regulation-size sports field for soccer and other games is under consideration on the eastern portion of the block, providing outdoor recreation and fitness space between the Rutter Center and future campus housing on Block 15.

5.4.3 CIRCULATION, TRANSPORTATION, AND PARKING

Existing and proposed streets and shuttle, bicycle, and transit routes are depicted in Figure 17. Proposed parking and loading are shown in Figure 18. The following proposals address the need for more vehicular, shuttle, bicycle, and motorcycle parking to support future growth.

- Develop additional structured parking (Block 18B). To support the future growth of the campus site and as existing surface parking lots are replaced by buildings, new structured parking is proposed on Block 18B, just east of the proposed research building on Block 18A. It may contain approximately 1,540 parking spaces. The ground floor of the garage may be sized to accommodate about 60 UCSF shuttles. Garage entrances and exits would be proposed on Nelson Rising Lane and mid-block on Owens Street to avoid conflicts with Gene Friend Way, a pedestrian corridor. A portion of the garage may be used for storage by Facilities Services.

- Complete the street network. On the North Campus, Nelson Rising Lane (from Owens Street to the Sandler Neurosciences Center) and one-block segments of Fifth and Sixth streets (between Nelson Rising Lane and Mission Bay Boulevard South) are proposed for development. Nelson Rising Lane would continue to serve as a loading street for future buildings located there. Once these campus streets are completed, UCSF shuttle routes and stops may change in order to provide more direct access to these new buildings.

- Increase bicycle and motorcycle parking capacity. As Mission Bay is further developed, UCSF plans to continue to add bicycle and motorcycle parking around new buildings, in the proposed garage on Block 18B, and in open space areas.

5.4.4 UTILITIES AND OTHER INFRASTRUCTURE

UCSF needs to complete planned underground utility lines to serve new buildings at Mission Bay, and is exploring the possibility of building a central utility plant and redundant utility loop.

- Consider a central utility plant (Block 16). UCSF is considering a central utility plant on a portion of Block 16, potentially using cogeneration technology, as well as a redundant utility distribution loop for steam, chilled water, and high-temperature hot water, to help ensure that utility supplies to future buildings on the North Campus are not interrupted should a break or power outage in existing lines occur. If a central utility plant is determined not to be needed, as discussed previously, the site would be developed with research capacity.

5.4.5 BLOCK 14 SCHOOL SITE

Block 14, in the northwest corner of the North Campus, is reserved for use by the San Francisco Unified School District (SFUSD) as a public school site. Per the Contribution Agreement (described in Section 5.2.2) through which the Mission Bay campus site was acquired by the Regents, the SFUSD has until 2027 to request conveyance of the school site. UCSF fully expects SFUSD to develop the site for a school. However, if the SFUSD does not request Block 14 during that timeframe, UCSF may develop Block 14 for its
Figure 16: Mission Bay Proposed Open Space Plan
Figure 17: Mission Bay Proposed Circulation Plan
Figure 18: Mission Bay Proposed Parking & Loading Plan

1. Block 18 Garage
2. Community Center Garage
3. Third Street Garage
4. Owens Street Garage
△ Loading/Service Area
own use after the necessary planning, environmental review, and amendment of the LRDP. The use and configuration of the site would be determined at that time.

5.5 POPULATION

The 2013 daily population of the Mission Bay campus site was more than 3,900, including students, faculty, staff, and campus housing occupants. With the inclusion of UCSF employees in nearby leased and owned sites, the total daily population is more than 5,000. The total population of the Mission Bay site is expected to grow substantially over the life of the LRDP, a reflection of the growth in the space program.

During the life of the 2014 LRDP, the number of UCSF faculty and staff employed at the site is expected to rise from 3,900 (in 2013, the latest year for which there are data) to an estimated 14,200 employees, assuming completion of construction underway and the implementation of the LRDP proposals for the North, South, and East campuses. The number of residents living in on-site UCSF housing – some of whom work or study at the Mission Bay campus site – may double by 2035, from 900 to 1,900, once additional campus housing is constructed. Approximately 70,000 outpatient visitors were seen in 2013 at UCSF clinics in owned and nearby leased space at Mission Bay. The Medical Center projects that outpatient visits would grow to 450,000 outpatient visits per year during the life of the LRDP, primarily due to the new UCSF Medical Center at Mission Bay (including the future outpatient cancer building). UCSF projected population at the Mission Bay campus site (including employees, patients, and visitors) could grow to 19,700 by 2035.