UCSF 2014 Long Range Development Plan (LRDP)

www.ucsf.edu/LRDP

Mission Bay Community Meeting

June 16, 2014
Upcoming LRDP Milestones

- August 2014: Publish Draft Environmental Impact Report (60-day public comment period)
- September 2014: Draft EIR Public Hearing
- Feedback on Draft LRDP accepted through September 30
- Late 2014/Early 2015: Publish Final LRDP and EIR and present to UC Regents for consideration
Agenda

1. Overview of UCSF and LRDP Planning Process
2. Guide to the Draft LRDP
3. Growth Projections through 2035
4. LRDP Objectives
5. Physical Proposals by Campus Site
6. Upcoming Milestones
7. Questions and Comments
UCSF Overview

• Focus is solely on graduate health sciences
• 2,790 students, 1,100 postdoctoral scholars, and 1,660 clinical residents
• 24,500 faculty and staff
  – Second largest employer in San Francisco, after the city itself
• UCSF Medical Center recognized as a world leader in health care
• 198 acres (61 acres are Open Space Reserve)
• 9.2 million sf completed and under construction (includes leased space; excludes parking)
• Long-standing affiliations with San Francisco General Hospital and the Veterans Affairs Medical Center
• UCSF produces an estimated direct and indirect economic impact totaling $6.2 billion per year in the Bay Area
Current UCSF Locations
## Activities at Major UCSF Locations

<table>
<thead>
<tr>
<th>Location</th>
<th>Acreage</th>
<th>GSF*</th>
<th>Inpatient</th>
<th>Outpatient</th>
<th>Research &amp; Office/Admin</th>
<th>Housing</th>
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<tbody>
<tr>
<td>Parnassus</td>
<td>107.0</td>
<td>3,302,000</td>
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<td>✓</td>
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<td>✓</td>
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<td>Mission Bay</td>
<td>56.4</td>
<td>1,927,000</td>
<td>✓</td>
<td></td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Mount Zion</td>
<td>7.6</td>
<td>776,000</td>
<td></td>
<td>✓</td>
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<td>✓</td>
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<tr>
<td>Mission Center</td>
<td>3.1</td>
<td>291,000</td>
<td></td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Laurel Heights</td>
<td>10.3</td>
<td>363,000</td>
<td></td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>SFGH**</td>
<td>--</td>
<td>258,000 *</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

* Excludes parking

** UCSF provides clinical staff and conducts research in City-owned facilities at SFGH
Drivers of UCSF’s Growth

- **Research Funding**
  - Contract and grants from the National Institutes of Health more than doubled between 1997 and 2013 ($517 million in 2013)
  - More than any other public institution in the country, and second among all institutions nationwide

- **Clinical Volume**
  - Inpatient census increased 11% since 1997
  - Outpatient volume increased 93% since 1997

- **Philanthropy**
  - Significant driver of capital construction

- **Proposed LRDP capacity accommodates projected growth through 2035**

- **Overall deceleration of growth is anticipated**
Medical Center Plans

• **Mission Bay**
  - Open new specialty hospitals for children’s, women’s and cancer services in February 2015

• **Mount Zion**
  - Close inpatient services and repurpose as a major outpatient hub with diagnostic and treatment services

• **Parnassus Heights**
  - Build New Hospital Addition to replace inpatient functions in Moffitt Hospital by 2030; repurpose Moffitt for non-inpatient uses

• **Affiliations**
  - Children’s Hospital and Research Center Oakland, others
LRDP Planning Framework

• The LRDP guides physical development over a period of 15-20 years
  – Existing 1996 LRDP has planning horizon of 2012
  – Proposed 2014 LRDP has planning horizon of 2035

• The LRDP is informed by strategic and academic planning and projected space needs

• The LRDP is accompanied by an Environmental Impact Report (EIR)

• The Regents certify the EIR, and approve the LRDP and Major Amendments
Community Participation in the LRDP Process

• Seven community workshops held at Mission Bay, Parnassus Heights, Mission Center and Mount Zion to generate discussion and solicit feedback from neighbors on proposed physical options

• Information on UCSF’s proposals shared with the San Francisco Planning Commission, and successor to the San Francisco Redevelopment Agency

• UCSF’s Community Advisory Group (CAG) continues to meet throughout the LRDP process and beyond

• *Community Planning Principles* developed to inform communications with neighbors throughout LRDP implementation

• Community meetings to present the Draft LRDP on June 16 and 18, 2014; feedback on Draft LRDP accepted through September 30, 2014
GUIDE TO THE DRAFT LRDP
LRDP Table of Contents

1. EXECUTIVE SUMMARY
   Executive Summary

2. PLANNING CONTEXT
   2.1 Purpose of the LRDP
   2.2 UCSF Overview
   2.3 UCSF Historic Development
   2.4 UCSF Long Range Development Plans

3. LRDP FRAMEWORK
   3.1 LRDP Objectives
   3.2 Plan Elements
   3.3 LRDP Existing and Proposed Space Program

4. PARNASSUS HEIGHTS
   4.1 Existing Setting
   4.2 Existing Planning Agreements
   4.3 Parnassus Heights Site-Specific Objectives
   4.4 Parnassus Heights Plan Elements

5. MISSION BAY
   5.1 Existing Setting
   5.2 Existing Planning Agreements
   5.3 Mission Bay Site-Specific Objectives

6. MOUNT ZION
   6.1 Existing Setting
   6.2 Mount Zion Site-Specific Objectives

7. SAN FRANCISCO GENERAL HOSPITAL
   7.1 Existing Setting
   7.2 SFGH Planning Efforts

8. VETERANS AFFAIRS MEDICAL CENTER
   8.1 Existing Setting
   8.2 SFVAMC Planning Efforts

9. SMALLER OWNED SITES
   9.1 Mission Center
   9.2 Laurel Heights
   9.3 654 Minnesota Street
   9.4 Buchanan Dental Center
   9.5 Hunters Point
   9.6 Oyster Point
   9.7 UCSF Fresno Center for Medical Education and Research

10. LEASED SITES
    10.1 Space Leased by UCSF
    10.2 Leases within 1/4 Mile of a Main Campus Site
    10.3 Leases farther than 1/4 Mile from a Main Campus Site

11. CROSS-CAMPUS SUPPORT
    11.1 Housing
    11.2 Child Care
    11.3 Transportation
    11.4 Food Service
    11.5 Recreation and Fitness
    11.6 Public Safety
    11.7 Information Technology

12. ACKNOWLEDGEMENTS
    12.1 Contributors
    12.2 Photo Credits

A. APPENDICES
   Appendix A: Existing and Proposed Space Program
   Appendix B: Buildings by Campus Site
   Appendix C: 1987 Memorandum of Understanding
   Appendix D: Community Planning Principles
   Appendix E: UCSF Greenhouse Gas Reduction Strategy
   Appendix F: References
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- 2.3 UCSF Historic Development
- 2.4 UCSF Long Range Development Plans
- 2.5 UCSF Physical Design Framework
- 2.6 UCSF Academic and Clinical Programs
- 2.7 LRDP Planning Process

## LRDP FRAMEWORK
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- 3.2 Plan Elements
- 3.3 LRDP Existing and Proposed Space Program
- 3.4 Existing and Projected Population
- 3.5 Community Planning Principles

## PARNASSUS HEIGHTS
- 4.1 Existing Setting
- 4.2 Existing Planning Agreements
- 4.3 Parnassus Heights Site-Specific Objectives
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- 4.5 Regents’ Resolution Regarding the Parnassus Heights Campus Site
- 4.6 Updates to Alea Agreements
- 4.7 Measurement and Accountability

## MISSION BAY
- 5.1 Existing Setting
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- 5.3 Mission Bay Site-Specific Objectives
- 5.4 Mission Bay Plan Elements
- 5.5 Population

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- 6.1 Existing Setting
- 6.2 Mount Zion Site-Specific Objectives
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   - 3.2 Plan Elements
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   - 5.4 Mission Bay Plan Elements
   - 5.5 Population

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   - 6.3 Mount Zion Plan Elements
   - 6.4 Population

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GROWTH PROJECTIONS THROUGH 2035
# Proposed Space

<table>
<thead>
<tr>
<th>Gross Square Footage (GSF) Existing and Under Construction</th>
<th>GSF Proposed by 2035</th>
<th>% Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Space</td>
<td>9,180,800</td>
<td>11,576,000</td>
</tr>
</tbody>
</table>

Total space includes owned and leased space and excludes 1.6M gsf of structured parking across all sites.

Most growth would occur on land owned at Mission Bay.
# Projected Population

<table>
<thead>
<tr>
<th></th>
<th>Existing and Forecast for Buildings Under Construction *</th>
<th>Projected 2035</th>
<th>% Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>41,800</td>
<td>54,270</td>
<td>30%</td>
</tr>
</tbody>
</table>

* Includes population forecast for buildings under construction (Mission Hall and the Phase 1 Medical Center at Mission Bay) which will be completed and occupied in late 2014/early 2015.
# Proposed Housing

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed 2035</th>
<th>% Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Units</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parnassus</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mission Bay</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>653</td>
<td>1,505</td>
<td>130%</td>
</tr>
<tr>
<td><strong>Beds</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parnassus</td>
<td>325</td>
<td>713</td>
<td></td>
</tr>
<tr>
<td>Mission Bay</td>
<td>596</td>
<td>1,370</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>921</td>
<td>2,083</td>
<td>126%</td>
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</table>
## Proposed Child Care Slots

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing</th>
<th>Proposed 2035</th>
<th>% Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parnassus</td>
<td>96</td>
<td>116</td>
<td></td>
</tr>
<tr>
<td>Mission Bay</td>
<td>85</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td>Laurel Heights</td>
<td>116</td>
<td>116</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>297</strong></td>
<td><strong>432</strong></td>
<td><strong>45%</strong></td>
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</table>
## Proposed Clinical Capacity

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed 2020</th>
<th>Proposed 2035</th>
<th>% Increase from Existing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Inpatient</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parnassus</td>
<td>568</td>
<td>452</td>
<td>439</td>
<td></td>
</tr>
<tr>
<td>Mount Zion*</td>
<td>90</td>
<td>--</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Mission Bay</td>
<td>--</td>
<td>289</td>
<td>289</td>
<td></td>
</tr>
<tr>
<td><strong>Total Beds</strong></td>
<td>658</td>
<td>741</td>
<td>728</td>
<td>11%</td>
</tr>
<tr>
<td><strong>Outpatient</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Exam Rooms</strong></td>
<td>574</td>
<td>788</td>
<td>989</td>
<td>72%</td>
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</table>

* Inpatient facilities at Mount Zion would be decommissioned after the Medical Center at Mission Bay opens in 2015.
LRDP OBJECTIVES
LRDP Objectives

1. Respond to the City and Community Context
2. Accommodate UCSF’s Growth through 2035
3. Ensure UCSF’s Facilities are Seismically Safe
4. Promote Environmental Sustainability
5. Minimize Facility Costs
PHYSICAL PROPOSALS BY CAMPUS SITE
LRDP Functional Zone Categories

• Land use designations are described in the LRDP using six “functional zone” categories:
  – Research
  – Clinical
  – Support
  – Housing
  – Open Space
  – Parking

• Instruction space is distributed throughout the research, clinical, and support zones
Mission Bay

- Site-Specific Objectives
  - Accommodate UCSF’s growth
  - Allow for leased and remote sites consolidation
  - Expand research and education programs at Mission Bay to support the new Medical Center at Mission Bay
  - Maximize development capacity on the North Campus
  - Complete Phase 1 Medical Center
  - Expand campus housing, child care and improve public realm with sports field and retail
  - Relocate complementary programs from Parnassus Heights to Mission Bay
PROPOSALS FOR MISSION BAY

- Develop additional research capacity (Blocks 16, 18A, 23A, and 25B)
- Develop new housing (Block 15)
- Complete Phase 1 of the Medical Center (South Campus)
- Expand the Mission Bay campus site to include Blocks 33 and 34 (East Campus)
- Develop additional open space (Blocks 15, 16, and 23A)
- Develop outdoor recreation space (Block 18C)
- Develop additional structured parking (Block 18B)
- Complete the street network
- Increase bicycle and motorcycle parking capacity
- Consider a central utility plant (Block 16)
### Housing and Child Care at Mission Bay

#### Housing at Mission Bay

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed 2035</th>
<th>% Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units</td>
<td>431</td>
<td>954</td>
<td>121%</td>
</tr>
<tr>
<td>Beds</td>
<td>596</td>
<td>1,370</td>
<td>130%</td>
</tr>
</tbody>
</table>

#### Child Care Slots at Mission Bay

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed 2035</th>
<th>% Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mission Bay</td>
<td>85</td>
<td>200</td>
<td>135%</td>
</tr>
</tbody>
</table>
Mission Bay Proposed Open Space Plan
Mission Bay Proposed Circulation Plan
Mission Bay Proposed Parking and Loading
Parnassus Heights

- Site-Specific Objectives
  - Maintain Parnassus Heights as the central location for classroom instruction
  - Foster collaboration and increase operational efficiency with close proximity of related uses
  - Ensure adequate clinical and administrative support uses for Long Hospital and the New Hospital Addition
  - Expand campus housing and improve campus life amenities, including outdoor space
  - Strive to achieve the 1976 Regents’ Resolution
  - Preserve the Mount Sutro Open Space Reserve
PROPOSALS FOR PARNASSUS HEIGHTS

- Demolish the Laboratory of Radiobiology, Medical Research 4, Surge, Woods, Environmental Health and Safety (EHS), Langley Porter Psychiatric Institute (LPPI), Koret Vision Research (Koret), and Proctor buildings

- Construct a new hospital addition to Long Hospital, and renovate and reuse Moffitt Hospital

- Develop new housing (student housing at UC Hall and Millberry Union towers; faculty housing at Fifth and Parnassus avenues and the Proctor site)

- Complete the conversion of Fifth Avenue houses to faculty housing

- Seismically retrofit the Faculty Alumni House

- Restore the Surge, Woods, and EHS footprint areas to open space, and add to the Reserve

- Continue to manage the Mount Sutro Open Space Reserve as permanent open space and create new/restored trails

- Renovate Saunders Court and enhance the pedestrian spine

- Implement the Parnassus Avenue Streetscape Plan

- Reduce UCSF traffic by enhancing Transportation Demand Management (TDM) programs

- Reduce congestion through parking and loading improvements
Mount Zion

- **Site-Specific Objectives**
  - Convert the Mount Zion campus site into an ambulatory care center
  - Address seismically compromised and obsolete buildings
  - Develop new facilities to accommodate programmatic needs
**PROPOSALS FOR MOUNT ZION**

- Renovate and reuse the existing hospital
- Demolish the Hellman, Harold Brunn Institute, and Dialysis Center buildings
- Construct new clinical and/or research space
- Retrofit or demolish the building at 2255 Post Street
- Develop open space
- Provide additional parking
Mission Center

- Develop a new building, structured parking and open space
San Francisco General Hospital

- Construct a new research building
Smaller Owned Sites

PROPOSALS FOR SMALLER OWNED SITES

MISSION CENTER
- Develop a new building, structured parking, and open space

LAUREL HEIGHTS
- Reinvest in existing facilities, or relocate functions and sell or lease property

654 MINNESOTA STREET
- Continue programs and uses in existing building

BUCHANAN DENTAL CENTER
- Continue clinic in existing building

HUNTERS POINT
- Reinvest in existing facilities, or relocate functions and dispose of property

OYSTER POINT
- Reinvest in existing facilities, or relocate functions and dispose of property

FRESNO CENTER FOR MEDICAL EDUCATION AND RESEARCH
- Continue programs and uses in existing building
UCSF Leased Sites

PROPOSAL FOR LEASED SITES

- Where and when possible and appropriate, relocate occupants into UCSF-owned space
UPCOMING MILESTONES
Upcoming LRDP Milestones

• August 2014: Publish Draft Environmental Impact Report (60-day public comment period)

• September 2014: Draft EIR Public Hearing

• Feedback on Draft LRDP accepted through September 30

• Late 2014/Early 2015: Publish Final LRDP and EIR and present to UC Regents for consideration
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